



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 12, 2019
10:00 AM
STATE CAPITOL, ROOM 107

MEMBERS IN ATTENDANCE:

Governor Brian Kemp, Chairman
Alan Skelton, Vice-Chairman
Brad Raffensperger, Secretary
Lynne Riley, Member
Michael Howell, Citizen Member
Phil Carlock, Citizen Member (by conference call)
Karl Lutjens, Citizen Member

IN ATTENDANCE:

Marty Smith, State Property Officer
Gerald Pilgrim, Georgia State Financing & Investment Commission
Heather York, Georgia State Financing & Investment Commission
Alisa Pereira, Georgia State Financing & Investment Commission
Morgan Smith-Williams, Georgia State Financing & Investment Commission
April King, Georgia Building Authority
Deniece Carrington, Georgia Building Authority
Frank Smith, State Properties Commission
Clark Wong, State Properties Commission
Ryan Remle, State Properties Commission
Lashawnda Evans, State Properties Commission
Katherine Ruiz, State Properties Commission
Susann Haddad, State Properties Commission

IN ATTENDANCE:

Morris Srochi, State Properties Commission
Kimberly Owen, State Properties Commission
Mikki Hutchins, State Properties Commission
Karen Adkins, State Properties Commission
Mark Williams, Department of Natural Resources
Steve Friedman, Department of Natural Resources
Candice Smith, Georgia Forestry Commission
Buford Sanders, Georgia Forestry Commission
Tim Fleming, Office of the Governor
Greg Dozier, Office of the Governor
Lorri Smith, Office of the Governor
Cody Whitlock, Office of the Governor
David Dove, Office of the Governor
Tanisha Thomas, Department of Law
Deatra Hines-Bay, Department of Law
Rachel Levenstein, Department of Law
Donna Nealey, Office of the Secretary of State
J.B. Vick

Call to order and approval of the April 23, 2019 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 April 23, 2019 meeting. Michael Howell made a motion to approve the minutes and Brad Raffensperger seconded the motion. The motion carried unanimously.

Request by the Department of Natural Resources to acquire approximately 467 acres of real property from Hubble Timber, LLC at Paulding Forest Wildlife Management Area in Paulding and Polk Counties for a consideration of \$700,500. (SPC # 831.41/851.21)

Steve Friedman presented the request by the Department of Natural Resources to acquire 467 acres from Hubble Timber at Paulding Forest Wildlife Management Area. The acquisition will add recreational value to the WMA and improve management. The consideration for the property is \$700,500 and funding comes from GA Bond 141, The Knobloch Family Foundation, The Conservation Fund GA Imperiled Bat Conservation Fund and the National Wild Turkey Federation.

Brad Raffensperger motioned to approve the request and Lynne Riley seconded the motion. The motion carried unanimously.

Request by the Department of Natural Resources to acquire approximately 412 acres of real property and 4.6-acre access easement from Charles Steven Tomlinson at Ohoopsee Dunes Wildlife Management Area in Emanuel County for a consideration of \$380,000. (SPC # 844.25)

Steve Friedman presented the request to acquire 412 acres and a 4.6-acre access easement from Charles Tomlinson at Oohoopee Dunes Wildlife Management Area. The tract is located along the Little Oohoopee River and will increase public recreation opportunities, protect habitat and provide DNR personnel access for management purposes. The consideration is \$380,000 and funding comes from DNR Bond 141 and The Knobloch Family Foundation.

Michael Howell 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 37 acres of real property from Sandy Irvin at Chattahoochee River Mossy Creek in Hall and White Counties for a consideration of \$555,000. (SPC # 868.34)

Steve Friedman presented the request to acquire 37 acres from Sandy Irvin at Chattahoochee River Mossy Creek. Mossy Creek is currently managed by DNR Wildlife Resources Division. The acquisition will allow DNR to expand the public's use of Mossy Creek for added hiking trails, camp sites, and fishing opportunities. The consideration is \$555,000 and funding comes from DNR Bond 141.

Lynne Riley 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 290.3 acres of real property from Nuthatch Canoochee Sandhills, LLC at Canoochee Sandhills Wildlife Management Area in Bryan County for a consideration of \$827,355. (SPC # 879.12)

Steve Friedman presented the request to acquire approximately 290 acres from Nuthatch Canoochee Sandhills, LLC at Canoochee Sandhills Wildlife Management Area for \$827,355. Acquiring the property will improve management of the WMA, the public's ability to recreate and the conservation of high quality habitats. Source of funding comes from DNR Bond 141 and The Knobloch Family Foundation.

Brad Raffensperger 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 155.2 acres of real property from Rosemont Plantation, LLC at River Bend Wildlife Management Area in Laurens County for a consideration of \$77,645. (SPC # 891.26)

Steve Friedman presented the request to acquire approximately 155.2 acres from Rosemont Plantation, LLC at River Bend Wildlife Management Area for \$77,645. The acquisition will add additional bottomland hardwood frontage along the Oconee River and is a popular habitat for hunting, fishing and hiking. The source of funding is a U.S. Fish and Wildlife Service Pittman-Robertson Grant. As a condition of receiving the non-State funds, an affidavit will be recorded against the property.

Brad Raffensperger motioned to approve the request and Alan Skelton seconded the motion. The motion carried unanimously.

Request by the Georgia Forestry Commission to acquire from Barbara Sue White approximately 4.53 acres of real property located in Early County for a consideration of \$30,000. (SPC # 840.07)

Candice Smith presented the request to acquire 4.53 from Barbara Sue White for a new Miller-Early County facility. The existing units in Miller and Early Counties are no longer able to accommodate the Commission's fire suppression equipment. Additionally, the current facilities have limited electrical capabilities and were significantly damaged by Hurricane Michael. The new facility will be able to accommodate a newly constructed office, truck shed and a flammable storage building. Once completed, personnel and equipment from both county units will be combined into this one unit.

Alan Skelton motioned to approve the request and Lynn Riley seconded the motion. The motion carried unanimously.

Request by the Georgia Forestry Commission to acquire a conservation easement under the Forest Legacy Program on approximately 2,100 acres from Langdale Woodlands, LLC. in Clinch and Echols Counties for a consideration of \$1. (SPC # 931.05/810.02)

Candice Smith presented the request to acquire a conservation easement on approximately 2,100 acres from Langdale Woodlands, LLC. Acceptance of the conservation easement will ensure the property will be maintained in its relatively natural condition and managed as a working forest. The easement meets the strategic plan and goals of Georgia's Forestry Legacy Program. It will be administered by the Georgia Forestry Commission and managed by the property owner.

Lynne Riley motioned to approve the request and Alan Skelton seconded the motion. The motion carried unanimously.

Request by the Technical College System of Georgia to grant a revocable license to Ben Hill County Board of Education for the use of Building 700 at the Ben Hill-Irwin Campus of Wiregrass Georgia Technical College. (SPC # 605.325)

Clark Wong presented the request by the Technical College System of Georgia to grant a revocable license to Ben Hill County Board of Education. The three-year license is for the use of building 700 at the Ben Hill-Irwin Campus of Wiregrass Technical College, for credit classes for K12 students. The consideration for the license agreement is \$650 plus reimbursement of expenses in the amount of \$1,850 per month to the College.

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

Request by the Department of Economic Development to grant a non-exclusive easement over approximately 0.037 of an acre, along with the right to ingress and egress, for the construction, operation, and maintenance of an underground natural gas line and associated equipment to the City of Cartersville for \$10. (SPC # 605.324)

Clark Wong presented the request by the Department of Economic Development to grant a non-exclusive easement over approximately 0.037 of an acre to the City of Cartersville. The property was acquired from Bartow-Cartersville Joint Development Authority for the benefit of Toyo Tire North America. Toyo tires needs to install a new rail spur to serve its facility and the existing natural gas line will need to be relocated. The State Properties Commission utilized the expedited disposition process and received no objections to the conveyance from affected legislators.

Phil Carlock motioned to approve the request and Brad Raffensperger seconded the motion. The motion carried unanimously.

Request by the Department of Human Services to acquire an easement for access and parking from Peach County over approximately 0.377 of an acre in Peach County for a consideration of \$10. (SPC # 935.03)

Clark Wong presented the request by the Department of Human Services to acquire an easement over approximately 0.377 of an acre from Peach County. The State Properties Commission previously approved in 2017, the acquisition of 1.145 acres from Peach County subject to the County retaining a parking and access easement. The Department is requesting an access easement to the adjacent property for additional parking.

Lynne Riley motioned to approve the request and Alan Skelton seconded the motion. The motion carried unanimously.

Request by the Department of Human Services to acquire an easement for ingress/egress, sign, utility and sanitary sewer from Cherokee County totaling approximately 1.914 acres in Cherokee County for a consideration of \$10. (SPC # 939.08)

Clark Wong presented the request by the Department of Human Services to acquire an easement from Cherokee County totaling 1.914 acres. In 2017, the State Properties Commission approved the acquisition of 5 acres from Cherokee County for the construction of a new Department of Family and Children Services/Child Support Services facility. The Department is need of easements for access, signage, utilities and sanitary sewer lines.

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

Request by the Georgia Bureau of Investigation to revert to the Board of Regents the State's interest in approximately 4.242 acres of improved property previously used as a crime lab, located in Chatham County. (SPC # 402.57)

Frank Smith presented the request by the Georgia Bureau of Investigation to revert the State's interest in approximately 4.242 acres of property to the Board of Regents. In 1985, the Board of Regents conveyed the property to the State for use as a GBI crime lab. On May 31, 2019, GBI declared the property surplus to its current and future needs. The deed contains a reversionary clause stipulating that should the property cease to be used by the GBI, the property shall revert to the Board of Regents.

Alan Skelton motioned to approve the request and Lynn Riley seconded the motion. The motion carried unanimously.

Request by the Department of Juvenile Justice to convey approximately 6.30 acres of improved property, known as the Sandersville Regional Youth Detention Center, to the Washington County Board of Education for the consideration of \$10 and the requirement that the property be used for public purpose in perpetuity. (SPC # 470.08)

Frank Smith presented the request by the Department of Juvenile Justice to convey approximately 6.30 acres of improved property to Washington County. The Property was acquired for \$1 from Washington County in 1966 for the use as a youth detention center. By Resolution dated March 28, 2019, the Board of Juvenile Justice resolved to surplus the property and convey the Property to Washington County Board of Education for the expansion of their technical and agricultural education services to the students and community. There are about \$30,000 of outstanding tax exempt bonds attached to this property which the Board of Education has agreed to protect that status and they have also agreed to restrict the use of the property to a public use.

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

Request by the Department of Human Services Division of Family and Children Services and Division of Aging Services for the State Properties Commission to enter into a 20-year lease with Toombs County Development Partners, LLC for approximately 20,352 rentable square feet of space at 162 Oxley Drive, Lyons, Georgia 30004. (Lease # 9113)

Frank Smith presented the request by the Department of Human Services Division of Family and Children Services (DFCS) and Division of Aging Services (DAS) for SPC to enter into a 20-year lease for a new office space to allow for collocation of two agencies in Toombs County. For over a decade, DFCS and DAS have occupied their current locations which have both become functionally obsolete and necessary renovations and expansion would be cost prohibitive. Co-locating these divisions will also maximize space utilization while addressing the needs for additional operational space and staff growth.

On October 30, 2018, SPC issued a request for proposals seeking interested landlords who may have a fit for our space needs. Two proposals were received and the selection committee has recommended Toombs County Development Partners, LLC. The full service rental rate is \$23.34 per square foot. The landlord has agreed to \$1.6 million of improvements and a \$10 per square foot refresh allowance in year 7 and year 15.

Phil Carlock motioned to approve the request and Lynne Riley seconded the motion. The motion carried unanimously.

Request by the Department of Human Services Division of Family and Children Services for the State Properties Commission to enter into a 10-year lease with TAC Shiloh, LLC for approximately 18,425 rentable square feet of space at 6435 Shiloh Road, Suite C, Alpharetta, Georgia 30005. (Lease # 9135)

Frank Smith presented the request by the Department of Human Services Division of Family and Children Services for SPC to enter into a 10-year lease for a facility in Forsyth County. DFCS has occupied office space in a building owned by Forsyth County since the mid 1980's. Forsyth County contacted SPC and gave notice for DFCS to vacate as soon as possible, citing their immediate need to relocate County employees into the County owned building due to life safety issues in the space they currently occupy. The life safety concerns were acknowledged by SPC's Executive Director as an emergency situation.

A request for proposals was issued by SPC on March 15, 2019 with two responses being received. The timeliest and cost effective space available is with TAC Shiloh, LLC for approximately 18,425 rentable square feet with a \$21.75 per rentable square foot full-service rental rate at 6435 Shiloh Road in Alpharetta.

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

Request by the Department of Human Services Division of Family and Children Services for the State Properties Commission to enter into a fifteen-year lease with the Savannah Economic Development Authority for approximately 110,445 rentable square feet of space at 761 Wheaton Street, Savannah, Georgia 31401. (Lease # 6035)

Frank Smith presented the request by the Department of Human Services Division of Family and Children Services for SPC to enter into a new 15-year lease with Savannah Economic Development Authority (SEDA), their current Landlord, for approximately 110,445 rentable square feet. DHS entered into an annual rental agreement with renewal options with SEDA in August of 2002. The agreement required SEDA to construct a new five story facility with over 400 parking spaces. The final renewal term ends June 30, 2019. The current rental rate is \$26.54 per rentable square foot net of electricity and telecom expenses.

SPC has renegotiated a new agreement reducing the rental rate to \$19.00 per square foot; allowing for \$1.2 million of improvements to the building and \$10 per square foot refresh allowance in year 7. When compared to market rates in Savannah, this deal realizes almost \$25 million of cost avoidance for the State.

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

Request by the Criminal Justice Coordinating Council for the State Properties Commission to enter into a five-year lease, with one 5-year renewal option, with State Bar of Georgia for approximately 27,851 rentable square feet of office space, and 3,104 rentable square feet of storage space at 104 Marietta, Street, Suite 440, Atlanta Georgia 30303. (Lease # 6709)

Frank Smith presented the request by the Criminal Justice Coordinating Council (CJCC) for SPC to enter into a new five-year lease with their current landlord, the State Bar of Georgia. CJCC requires an expansion of 2,180 square feet, for a total of 27,851 rental square feet of office space to support their Victims Service Division personnel and other administrative staff. CJCC requested SPC negotiate a new lease agreement with the current landlord to allow for necessary improvements for the expansion and lock in a favorable rental rate. SPC negotiated a gross rental rate of \$15.79 per square foot.

Lynne Riley motioned to approve the request and Brad Raffensperger seconded the motion. The motion carried unanimously.

Request to delegate to the Executive Director the authority to approve and execute a Third Amendment to extend the deadline of that settlement agreement dated October 6, 2014 to convey approximately 1,513 acres by quitclaim deed to Bradley Boulevard, LLC subject to a claim of State ownership from the mean low water mark and higher, Vallambrosa Mitigation Bank, located in Chatham County. (SPC # 402.48.03)

Frank Smith presented the request to delegate to the Executive Director the authority to approve and execute a Third Amendment to the original settlement agreement dated October 6, 2014. The settlement agreement, which was approved by the General Assembly and SPC, resolved a title dispute between Bradley Boulevard, LLC and the State over property in Chatham County. A requirement of the agreement was that Bradley was to create a mitigation bank and share a portion of the credits with the State. Bradley has been making effort but has not received approval of the bank from the U.S. Corps of Engineers and has requested another extension for up to 12 months.

Alan Skelton motioned to approve the request and Lynne Riley seconded the motion. The motion carried unanimously.

Request by the State Properties Commission to acquire from the Georgia Building Authority approximately 50.985 acres of improved real property located on United Avenue (formerly known as Confederate Avenue) in Fulton County for a consideration of \$10. (SPC # 812.16)

Frank Smith presented the request to acquire from the Georgia Building Authority approximately 50.985 acres of improved real property located on United Avenue, formerly known as Confederate Avenue. in Fulton County for a consideration of \$10. In 2015, the State of Georgia conveyed approximately 51 acres to GBA for a project to utilize approximately \$19,000,000 in General Obligation Bond funds for the renovation of Georgia Emergency Management Agency and Department of Public Safety buildings located on United Avenue in Fulton County. In accordance to the Memorandum of Understanding entered into in 2015, GBA has completed the renovations and will convey the property back to the State of Georgia per the intent documented in the MOU.

Phil Carlock motioned to approve the request and Michael Howell seconded the motion. The motion carried unanimously.

Request by the State Properties Commission to amend the FY 2019 Contract Value Authority for Multi-Year Leases.

Frank Smith presented the request by the State Properties Commission staff to amend the multiyear leasing total contract value for fiscal year 2019 from \$140 million to \$215 million. Today's action would require the Georgia State Finance and Investment Commission approve this amended amount.

Alan Skelton motioned to approve the request and Brad Raffensperger seconded the motion. The motion carried unanimously.

Request by the State Properties Commission to approve the FY 2020 Contract Value Authority for Multi-Year Leases.

Frank Smith presented the request by State Properties Commission staff to set the multiyear leasing total contract value for fiscal year 2020 at \$200 million. Today's action would require Georgia State Finance and Investment Commission approval

Karl Lutjens motioned to approve the request and Lynne Riley seconded the motion. The motion carried unanimously.

Request to approve certain conveyances of state-owned property as authorized by Resolution Act 306 (H.R. 165) of the 2019 General Assembly.

Frank Smith presented the request to approve 11 conveyances of State property authorized by the General Assembly during the 2019 Session. Two conveyances, in particular, have additional information from what was authorized by the General Assembly. The General Assembly authorized the conveyance of 8.7 acres in Baldwin County to the Board of Regents for fair market value as determined by SPC. Through independent appraisal SPC staff has determined the fair market value to be \$26,000. Also, the General Assembly authorized a tower lease in Rabun County for fair market value as determined by SPC. Again, supported by independent appraisal SPC staff determined the fair market value to be \$15,400 annually with the State receiving 25% of the annual gross revenue from any additional lease on the tower.

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

Request to approve certain easements of state-owned property as authorized by Resolution Act 307 (H.R. 182) of the 2019 General Assembly.

Frank Smith presented the request to approve 10 easements across State property authorized by the General Assembly during the 2019 session.

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



Marty W. Smith
Executive Director, State Properties Commission