



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 9, 2019

STATE CAPITOL, ROOM 107

MEMBERS IN ATTENDANCE:

Governor Brian Kemp, Chairman
Alan Skelton, Vice-Chairman
Brad Raffensperger, Secretary
Michael Howell, Citizen Member
Phil Carlock, Citizen Member
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
Christy Sanders, Georgia State Financing & Investment Commission
Morgan Smith-Williams, Georgia State Financing & Investment Commission
Frank Smith, State Properties Commission
Clark Wong, State Properties Commission
Ryan Remle, State Properties Commission
Russell Morgan, State Properties Commission
Kimberly Owen, State Properties Commission
Karen Adkins, State Properties Commission
Mark Williams, Department of Natural Resources
Walter Rabun, Department of Natural Resources

IN ATTENDANCE:

Candice Smith, Georgia Forestry Commission
Sandra Neuse, Georgia Board of Regents
Adam Woodlief, Georgia Public Telecommunications Commission
Elizabeth Laprade, Georgia Public Telecommunications Commission
Tim Fleming, Office of the Governor
Greg Dozier, Office of the Governor
Lorri Smith, Office of the Governor
Tanisha Thomas, Department of Law
Michaela James, Department of Law
Neil Bitting, Technical College System of Georgia
Donna Nealey, Office of the Secretary of State
Don Chandler, Municipal Development Services
Joe Meadows, Coldwell Banker
Skin Edge, GeorgiaLink Public Affairs Group

Call to order and approval of the June 12, 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 June 12, 2019 meeting. Phil Carlock 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 87 acres of real property from Mary Whitfield at Doerun Pitcher Plant Bog Wildlife Management Area in Colquitt County for a consideration of \$274,500. (SPC # 861.12)

Walter Rabun presented the request by the Department of Natural Resources to acquire 87 acres from Marty Whitfield at Doerun Pitcher Plant Wildlife Management Area. Acquiring the property will improve management of the WMA, increase public recreation and protect the gopher tortoise, longleaf pin and wiregrass. The purchase price is \$274,500 and source of funding comes from a U.S. Fish and Wildlife Services Pittman-Robinson Grant 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 1,914 acres of real property from OpenSpace Institute Land Trust, Inc. at Moody Forest and Sansavilla Wildlife Management Areas in Appling, Brantley, and Wayne Counties for a consideration of \$3,514,298. (SPC # 926.17; # 902.03; # 905.12)

Walter Rabun presented the request by the Department of Natural Resources to acquire 1,914 acres for a consideration of \$3,514,298 from OpenSpace Institute Land Trust known as the Rayonier Tract. A portion will be an addition to the Moody Forest Wildlife Management Area (WMA) and the other tract will be an addition to Sansavilla WMA.

The acquisition will increase public recreation opportunities and protect the gopher tortoise and longleaf pine. Source of funding comes from DNR Bond 141 and 144, U.S. Fish and Wildlife Services Wetland Grant and The Knobloch Family Foundation.

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

Request by the Department of Natural Resources to enter into a 25-year lease with Georgia Power Company over approximately 27.8 acres at Dames Ferry Campground in Monroe County for \$10. (SPC # 857.17)

Walter Rabun presented the request by the Department of Natural Resources to enter into a 25-year lease with Georgia Power Company over approximately 27.8 acres at Dames Ferry Campground. The campground is adjacent to the Rum Creek WMA and will operate as a satellite campground of the High Falls State Park. The consideration is \$10 and Georgia Power will be responsible for the electrical expenses.

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 grant a one-year rental agreement with two one-year renewals for office space located at 4344 Albany Highway, commonly known as the Hooks-Hanner Environmental Resource Center in Terrell County to Golden Triangle Resource Conservation & Development Area, Inc. (SPC # 549.05)

Walter Rabun presented the request by the Department of Natural Resources to grant a one-year rental agreement with two one-year renewals to Golden Triangle Resource Conservation & Development Area, Inc. The lease is for office space at the State owned Hooks-Hanner Environmental Resource Center. The rental rate will be for fair market value based on an appraisal.

Phil Carlock motioned to approve the request and Karl Lutjens seconded the motion. The motion carried unanimously.

Request by the Georgia Forestry Commission to acquire from Mary Ellen Crisp approximately 1.1 acres of real property located in Berrien County for a consideration of \$12,000. (SPC # 900.09)

Candice Smith presented the request by the Georgia Forestry Commission to acquire 1.1 acres from Mary Ellen Crisp in Berrien County. The property is needed for the expansion of the current Berrien County Unit. The current unit lot is narrow and Forestry has been using the property with the owner's permission. Forestry would like to purchase the property to continue to store and load/unload equipment and to avoid any future encroachment issues with potential new landowners. Two appraisals were conducted valuing the property at \$12,000 and \$13,500.

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

Request by the Georgia Public Telecommunications Commission to grant a one-year lease of rack space and use of an existing antenna and transmission line to Edgewater Broadcasting at the WMUM Broadcast Transmission Tower in Bleckley County for a consideration of \$300 per month. (SPC # 496.03)

Adam Woodlief presented the request by the Georgia Public Telecommunications Commission (GPTC) to grant a one-year lease to Edgewater Broadcasting for \$300.00 per month. GPTC owns and operate the WMUM Broadcast Transmission Tower in Cochran, Georgia. Edgewater Broadcasting is requesting to lease a portion of rack space to broadcast its FM transmission stations.

Alan Skelton motioned to approve the request and Michael Howell seconded the motion. The motion carried unanimously.

Request by the Board of Regents Georgia Public Library Service to enter into a ten-year amendment with ATPA Duke, LLC for approximately 12,458 rentable square feet of space at 2872 Woodcock Boulevard, Atlanta, Georgia 30341. (Lease # 9110)

Sandra Neuse presented the request by the Board of Regents Georgia Public Library Service (GPLS) to enter into a ten-year amendment with ATPA Duke, LLC for 12,458 rentable square feet. GPLS currently has a ten-year lease for 10,624 square feet in Suite 250. The addition of 1,834 square feet in Suite 200 will accommodate the changes mandated by the National Library Service for the Blind and Physically Handicapped as well as additional staff.

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

Request by the Technical College System of Georgia, Georgia Department of Driver Services, Department of Natural Resources, and the Georgia Bureau of Investigation, to convey approximately 6.10 acres in fee, and a non-exclusive easement over approximately 2.70 acres, to McDuffie County. (SPC # 605.323)

Clark Wong presented the request by the Technical College System of Georgia, the Department of Driver Services, the Department of Natural Resources, and the Georgia Bureau of Investigation to convey 6.10 acres and a non-exclusive easement over 2.70 acres to McDuffie County. The county is requesting the acquisition as part of its Thomson West Bypass Northern Extension project. As consideration for the conveyance, the county will remove its reversionary interest over 0.41 acres on Bob Kirk Road which was acquired by the GBI in 1974.

Alan Skelton motioned to approve the request and Phil Carlock seconded the motion. The motion carried unanimously.

Request by the Technical College System of Georgia for the State Properties Commission to enter into a three-year lease with RCC Wesley Chapel Crossing, LLC for approximately 50,000 rentable square feet of space at 2460 Wesley Chapel Road, Unit 25A, Decatur, Georgia 30035. (Lease # 8832)

Frank Smith presented the request from the Technical College System of Georgia for SPC to enter into a three-year lease with RCC Wesley Chapel Crossing, LLC in Decatur for approximately 50,000 square feet at 2460 Wesley Chapel Road for \$3.25 per square foot net of utilities and janitorial costs. Georgia Piedmont Technical College has been in this location since 2015 using the space for classrooms. They wish to continue their occupancy and use of the existing space with no modifications.

Alan Skelton motioned to approve the request and Phil Carlock seconded the motion. The motion carried unanimously.

Request by the Department of Natural Resources for the State Properties Commission to enter into an annual lease, with eight (8) one-year renewal options, with Trinicap Properties 2, LLC for approximately 13,800 rentable square feet of space at 16 Center Road SE, Cartersville, Georgia 30120. (Lease # 5811)

Frank Smith presented the request from the Department of Natural Resources for SPC to enter into a one-year lease with eight renewal options with Trinicap Properties 2, LLC for approximately 13,800 square feet at 16 Center Road in Cartersville for \$16.53 per square foot excluding utilities and janitorial costs. DNR has occupied this office space since 2007. Their lease is expiring and DNR wishes to continue their occupancy and use of the existing space. The landlord has agreed to re-carpet and paint the premises at no cost to the State.

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 for the State Properties Commission to enter into a twenty-year lease with Bleckley County for approximately 7,036 rentable square feet of space at Sixth Street, Cochran, Georgia 31014. (Lease # 8756)

Frank Smith presented the request from the Department of Human Services Division of Family and Children Services for SPC to enter into a 20-year lease for approximately 7,036 square feet for \$27.69 per square foot excluding utilities and janitorial costs with Bleckley County. The existing DFCS facility in Cochran is aged and functionally obsolete. SPC surveyed the market and no existing facilities were identified that would be suitable for DFCS's needs. Bleckley County offered to construct a new facility built specifically for DFCS operations on County owned land. The county went through a competitive process seeking a developer to construct the new facility. They selected the most cost effective proposal received.

Alan Skelton motioned to approve the request and Karl Lutjens 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 ten-year lease with The Bridge Church for approximately 15,300 rentable square feet of space at 976 E. Kyle Street, Cleveland, Georgia 30528. (Lease # 9128)

Frank Smith presented the request from the Department of Human Services Division of Family and Children Services for SPC to enter into a 10-year lease for approximately 15,300 square feet at 976 E Kytle Street for \$23.06 per square foot inclusive of utilities and janitorial costs with The Bridge Church in Cleveland, Georgia. DFCS has occupied their current facility owned by White County since 1989. White County informed us they needed the space for County operations. SPC issued a request for proposals earlier this year and received three proposals. The selection committee recommends The Bridge Church as the apparent awardee.

Alan Skelton motioned to approve the request and Phil Carlock seconded the motion. The motion carried unanimously.

Request by the Department of Human Services Division of Child Support Services for the State Properties Commission to enter into a five-year lease with Jefferson Station East Point, LLC for approximately 33,726 rentable square feet of space at 1526 East Forrest Avenue, East Point, Georgia 30344. (Lease # 9151)

Frank Smith presented the request by the Department of Human Services Division of Child Support Services (CSS) for SPC to enter into a five-year lease for \$22.50 per square foot excluding janitorial costs with Jefferson Station East Point, LLC in East Point. For over ten years, Child Support has occupied 29,376 square feet at this location. The location and space serve their operations and would like to expand within the existing building for staff growth and for a customer engagement center. SPC space management staff determined these needs required an expansion of 4,350 square feet for a total of 33,726 square feet. The landlord has agreed to make all necessary renovations to expand the premises at no cost to the State.

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

Request by the Department of Human Services Division of Family and Children Services and Division of Child Support Services for the State Properties Commission to enter into a fifteen-year lease with Winder Lays Drive Project Corporation for approximately 24,000 rentable square feet of newly constructed space on Lays Drive, Winder, Georgia 30518. (Lease # 9126)

Frank Smith presented the request from the Department of Human Services Division of Family and Children Services and Division of Child Support Services for SPC to enter into a 15-year lease with Winder Lays Drive Project Corporation for approximately 24,000 square feet for \$30.30 per square foot inclusive of utilities and janitorial costs. For over a decade, DFCS has occupied space on Lee Street in Winder and CSS has occupied space in a separate building on the same street. Both locations have become functionally obsolete. SPC issued a request for proposals earlier this year seeking new space to house both divisions. SPC received three proposals and Winder Lays Drive Project Corporation was selected as the apparent awardee.

Phil Carlock 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 for the State Properties Commission to enter into a twenty-year lease with Efficient Government Public Service, Inc. for approximately 13,800 rentable square feet of space in Danielsville, Georgia. (Lease # 10043)

Frank Smith presented request from the Department of Human Services Division of Family and Children Services for SPC to enter into a 20-year lease for approximately 13,800 square feet for \$33.55 per square foot inclusive of utilities and janitorial costs with Efficient Government Public Service, Inc. DFCS has been at their current location for over 20 years. It was originally constructed in 1910 and is physically and functionally obsolete. SPC issued a request for proposals earlier this year and received only one proposal.

Karl Lutjens motioned to approve the request and Phil Carlock 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