



# FISCAL YEAR 2012 ANNUAL REPORT



STATE PROPERTIES COMMISSION



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## VISION, MISSION & VALUES

### VISION

To be the national leader in State real estate portfolio management by exemplifying stewardship, accountability and integrity.

### MISSION

To advise, guide and maximize Georgia’s real estate portfolio by applying industry best practices in asset, space and transaction management.

### CORE VALUES

- Stewardship
- Accountability
- Integrity
- Leadership

**STEVE STANCIL**  
State Property Officer

**FRANK SMITH**  
Deputy Executive Director

## COMMISSION MEMBERS

**GOVERNOR NATHAN DEAL**  
Chairman

**GREG GRIFFIN**  
State Accounting Officer  
Vice-Chairman

**BRIAN P. KEMP**  
Secretary of State  
Board Secretary

**STEVE MCCOY**  
State Treasurer  
Board Member

**VACANT**  
Citizen Member appointed by  
Governor

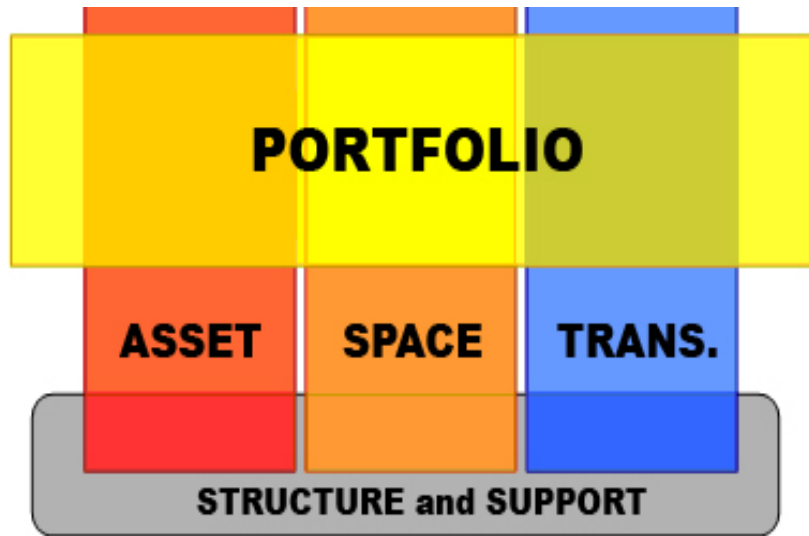
**MIKE NIXON**  
Citizen Member appointed by  
Speaker of the House

**DR. GEORGE SNELLING, III**  
Citizen Member appointed by  
Lieutenant Governor

# MAXIMIZING THE VALUE AND USE OF GEORGIA'S REAL ESTATE PORTFOLIO

With the creation of the position of State Property Officer and the enactment of legislation realigning the management of the State's capital assets in 2005, the State Properties Commission (SPC) was designated as Georgia's real estate portfolio manager. SPC is responsible for the acquisition and disposition of all State-owned real property and real property interests. Additionally, SPC provides a full array of leasing services to State entities in commercially leased space. SPC also is equipped to conduct studies, research and evaluations and to provide statewide policy leadership and coordinate master planning to guide and implement capital asset management.

From the review of State Facility Strategic Plans, maximizing the value of the State's assets, increasing the utilization and efficiency of workplace environments and lease and land transactions, SPC's primary focus is to provide accountability in its



stewardship of the State's assets for the taxpayers of Georgia. By creating enterprise-wide leadership and advice for real estate transactions, asset and space management, SPC is a unified and fully integrated real estate portfolio management office that is being recognized as a model in the public sector.

## PORTFOLIO MANAGEMENT

SPC, as the State's Portfolio Manager, develops overall real estate strategies and advises OPB on capital budget expenditures. It is comprised of three distinct but coordinated programs:

- **Asset Management** is the strategic function that manages the State's real estate assets to provide the maximum value to the State.
- **Space Management** makes best use of State-owned and leased space by promoting and tracking utilization through standardized space planning to create efficient work environments.
- **Transaction Management** provides for all tasks related to acquiring and disposing of real estate assets, owned or leased, and managing all activities required to lease property for State entities in commercially owned space.

### LEGISLATIVE AGENDA

Several pieces of legislation were introduced during the 2012 Session of the General Assembly on behalf of the State Properties Commission.

House Resolution 1376 authorized the State of Georgia, acting through the State Properties Commission, to convey certain State-owned properties around the State. Senate Resolution 873 authorized the State of Georgia, acting through the State Properties Commission, to grant non-exclusive easements for State-owned properties in various counties.

Additionally, SPC re-introduced a Constitutional Amendment (SR 84) and enabling legislation (SB 37) to authorize the State and the Board of Regents to enter into **Multi-Year Leases**. Both pieces passed the General Assembly and the Constitutional Amendment was placed on the November 2012 ballot for ratification by

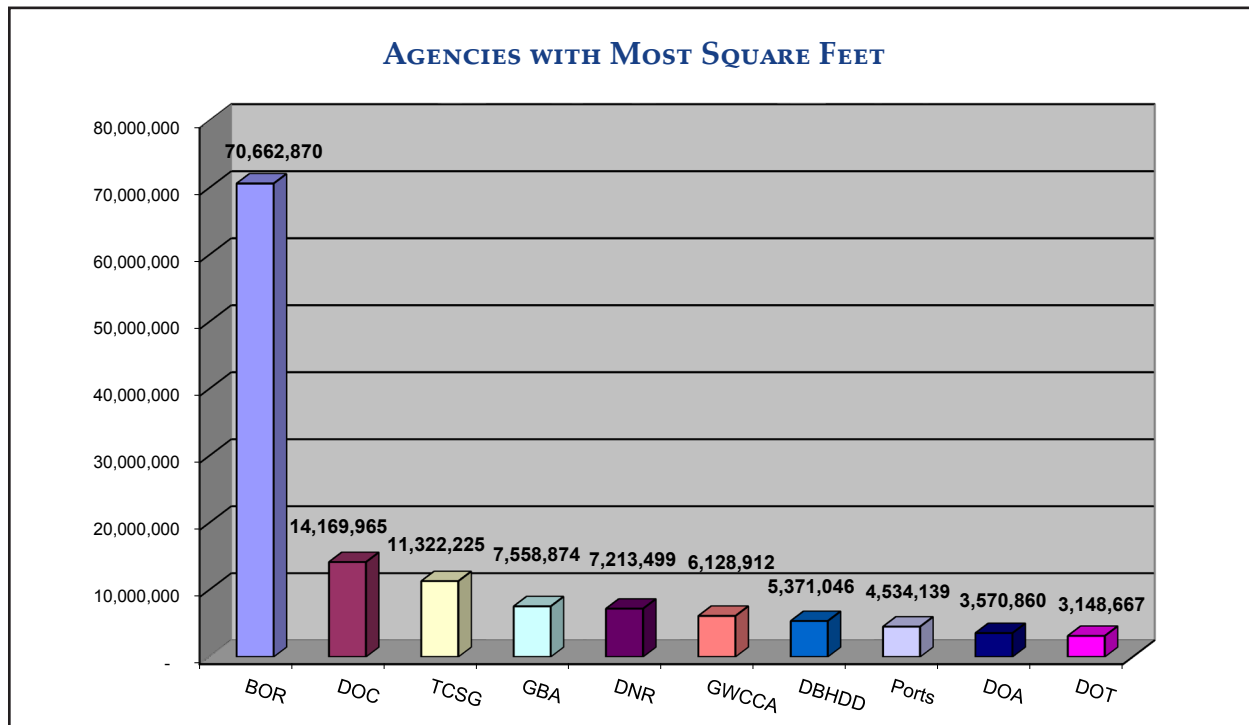
the voters of the State. The benefits of multi-year leases include the enhanced interest and increased pool of landlords leading to greater competition and lower rents, resulting in overall cost avoidance for the State; enables the State to negotiate potential rent abatements and tenant improvements with less upfront costs; and allows the State to adopt industry best practices which will provide access to private sector expertise in real estate portfolio management. Moreover, SPC estimates that Georgia will realize \$66 million in cost avoidance over a ten-year period.

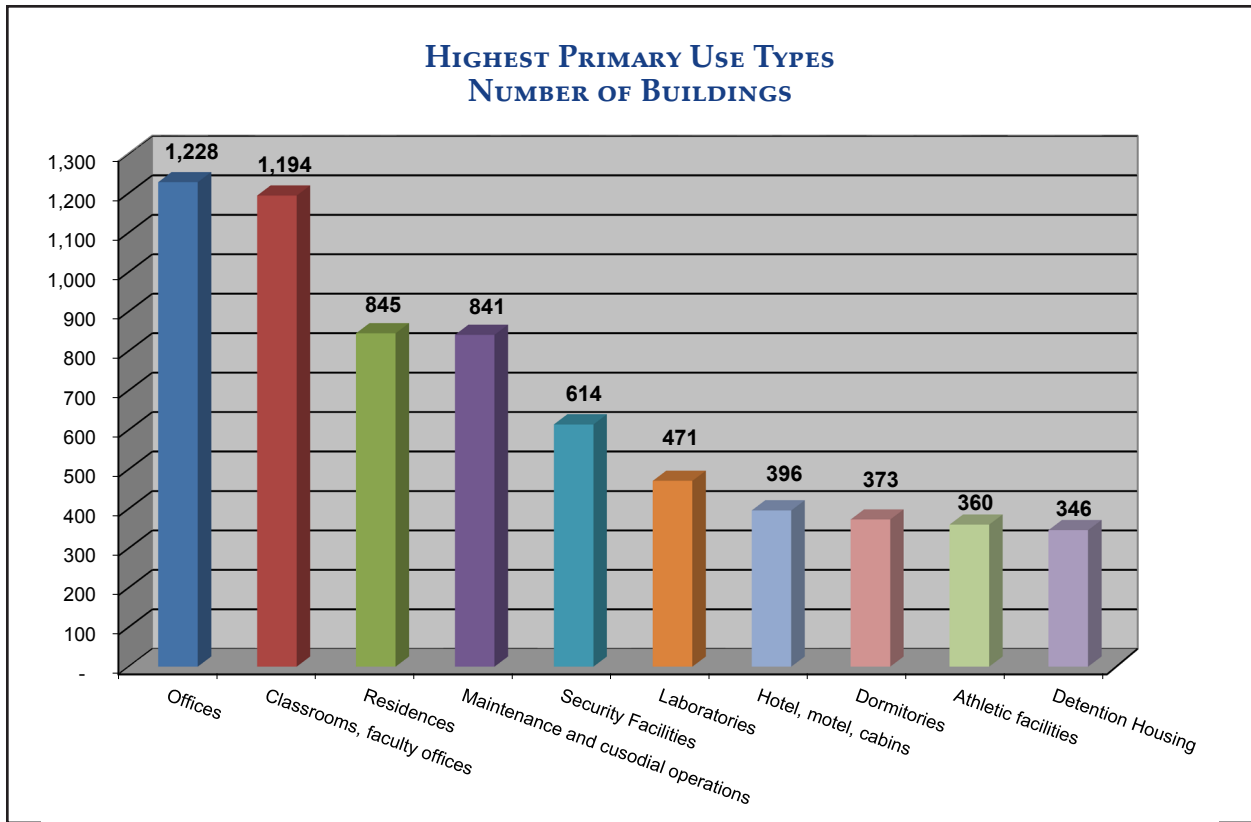
SPC sought to amend the current disposition process, which is lengthy and inefficient, with the introduction of HB 968. Benefits of a new conveyance process include reduced maintenance and operations costs while the property is vacant; property reinstated on local and county tax digests; earnings received earlier by the State Treasury to generate increased interest income; and best and final offers to allow for higher sales prices. As HB 968 remained in committee, SPC will re-introduce the streamlined disposition process in the 2013 Session.

## ASSET MANAGEMENT

The Asset Management Program has the responsibility to evaluate the value or interest of State-owned and leased real property assets and to provide recommendations that increase its value to the State or its market value to the commercial sector. Within this charge are five specific work processes that are the direct responsibility of Asset Management:

- Core and Non-Core:** Establishing core and non-core designation for each major asset in the portfolio provides a basic foundation for asset and portfolio management and is a starting point for prioritizing assets for evaluation and investment.
- Total Cost of Occupancy (TCO):** TCO provides a framework for making better real estate decisions and measuring costs for comparing asset performance.
- Asset Evaluation:** The analysis of a particular asset provides a basis to make portfolio-level decisions around acquiring, disposing or renovating assets to determine current and lifecycle costs, feasibility and highest and best use.
- Asset Prioritization:** This effort identifies properties within the portfolio that have the highest importance for surplus, investment or change and is used to continually balance the mix of assets in order to maximize the value to the State.
- Surplus Property:** Establishing portfolio-level disposition goals and then implementing these procedures is critical in rebalancing portfolio assets to achieve the best combination of cost and utility.





## ACCOMPLISHMENTS

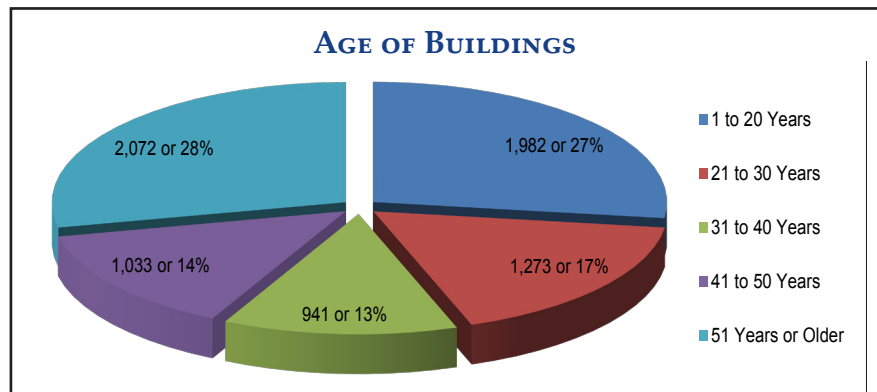
### SPC Audit Policy Implementation

The Georgia Department of Audits and Accounts issued a Performance Audit Operations Report in January 2012 containing several recommendations for improvement. The methods employed by the performance audit verified many of the processes, procedures and documentation that SPC follows in the areas of Space and Transaction Management – Lease Division with regard to industry best practices. Some areas related to the completion of data in the inventory of the State’s real property assets (BLLIP) were found to be deficient due to the reliance on state agency personnel for data entry and editing. The following identifies how SPC has addressed those recommendations.

1. In order to effectively manage the state’s real estate portfolio, SPC needs to improve the accuracy and completeness of the BLLIP database.

SPC has identified mandatory (required) fields in the

Buildings, Lease and Other Assets databases for completion by all state agencies. Additionally, SPC contacted 27 agencies that were identified based on six key fields that were either lacking data or in need of updating information. With the exception of two agencies, missing or incomplete data has been corrected; the six fields are monitored on a monthly basis. Occupancy and capacity information is captured for administrative office use; for all other use type, percentage utilized information is captured to better reflect usage. Four use types were eliminated: “leased to a non-state entity”, “vacant”, “land/acreage” and “other”.



2. The State Properties Commission needs to develop stronger policies and procedures related to the factors that impact the state's lease costs.

Transaction Management – Leasing Division developed standard operating procedures for all leasing processes which are posted on the SPC website. SPC also drafted eight (8) new policies for consideration at the December 2012 Commission Board meeting. SPC has access to market data from a nationally recognized source which will allow for the annual comparison of SPC lease rates with market rates. SPC developed a Tolerance Table to guide and document space (square footage) deviations.

3. SPC should conduct additional research related to leases that exceed average market rate to identify opportunities for cost savings.

SPC has begun to analyze market data on a regular basis to ensure that state agency leases with higher than average rental rates are targeted for potential renegotiation. Audit comments regarding the self-funding of tenant improvements were disallowed due to industry best practices and the unique nature of separating out these costs from rental rates. The costs of non-standard tenant improvements are maintained in lease files.

In summary, all audit recommendations have been addressed and documented in detail by a response report prepared by SPC and posted on our website ([www.spc.georgia.gov](http://www.spc.georgia.gov)).

*"...really couldn't say enough about the great service SPC provided, especially with the needs assessment and the process...a much needed improvement for this community."*

**REMAT (Real Estate Management Advisory Team)**

SPC hosted REMAT meetings with State agency representatives to keep all apprised of ongoing SPC and statewide activities. While several presentations were conducted by SPC staff, other issues addressed were presented by State agency facility managers and outside experts. Agenda items included BLLIP revisions detailing capacity and occupancy information, updates on the Statewide Utility Tracking Project, the GBA Toby Award Process, RMS Property Insurance requirements, leasing updates and the initiative to pursue rate reductions for FY'13, electronic forms for Space and Land management and legislative initiatives. SPC will continue the quarterly REMAT meetings and will plan to address any items of State agency concerns to continuously improve the State's Real Property Portfolio management.

**Building Assessments**

SPC coordinated several building assessments with the GSFIC design review group. The purpose of these site visits was to evaluate the structures for potential disposition. The building components were assessed and facilities were scored on overall building conditions. This information will be used in future decision-making as to highest and best use, determining future capital needs or developing a disposition strategy. Building assessments were performed on the Skyland Office Building, 1200 Tradeport, 1150 Murphy Avenue, Northwest Regional Hospital, Archives and History Warehouse, and three buildings on the Ft. MacPherson complex: Third Army, FORSCOM and the Reserve buildings.



*Northwest Regional Hospital*



*1200 Tradeport Building*

## NUMBER OF LEASES AND BUILDINGS BY COUNTY

COUNTY	LEASES	BUILDINGS
Appling	9	34
Atkinson	4	6
Bacon	4	17
Baker	4	3
Baldwin	27	555
Banks	2	10
Barrow	8	145
Bartow	18	178
Ben Hill	6	35
Berrien	6	31
Bibb	42	256
Bleckley	9	69
Brantley	4	16
Brooks	4	6
Bryan	12	56
Bulloch	32	153
Burke	9	66
Butts	6	151
Calhoun	2	32
Camden	10	81
Candler	2	13
Carroll	24	134
Catoosa	7	17
Charlton	7	62
Chatham	53	449
Chattahoochee	3	6
Chattooga	2	109
Cherokee	18	14
Clarke	59	702
Clay	8	61
Clayton	28	122
Clinch	4	38
Cobb	42	130
Coffee	19	118
Colquitt	15	56
Columbia	11	130
Columbus	0	0
Cook	5	36
Coweta	14	44
Crawford	2	12
Crisp	12	154

COUNTY	LEASES	BUILDINGS
Dade	5	74
Dawson	5	100
DeKalb	66	336
Decatur	11	92
Dodge	11	91
Dooly	3	46
Dougherty	35	116
Douglas	11	68
Early	6	66
Echols	2	6
Effingham	8	12
Elbert	12	154
Emanuel	15	113
Evans	5	39
Fannin	14	13
Fayette	8	3
Floyd	21	205
Forsyth	9	27
Franklin	8	186
Fulton	213	400
Gilmer	11	22
Glascok	2	5
Glynn	27	224
Gordon	11	79
Grady	8	14
Greene	9	16
Gwinnett	41	100
Habersham	9	108
Hall	32	114
Hancock	2	48
Haralson	6	29
Harris	4	175
Hart	11	54
Heard	3	4
Henry	16	13
Houston	23	113
Irwin	1	18
Jackson	4	18
Jasper	4	70
Jeff Davis	6	24
Jefferson	9	20



## NUMBER OF LEASES AND BUILDINGS BY COUNTY (CONTINUED)

COUNTY	LEASES	BUILDINGS
Jenkins	5	64
Johnson	3	42
Jones	5	32
Lamar	6	47
Lanier	6	22
Laurens	18	75
Lee	6	54
Liberty	13	24
Lincoln	9	77
Long	3	27
Lowndes	35	225
Lumpkin	19	108
Macon	3	61
Madison	3	28
Marion	1	5
McDuffie	10	57
McIntosh	7	259
Meriwether	7	141
Miller	2	10
Mitchell	14	54
Monroe	15	182
Montgomery	1	50
Morgan	9	201
Murray	11	113
Muscogee	44	190
Newton	10	74
Not Georgia	19	40
Oconee	12	58
Oglethorpe	4	51
Paulding	11	49
Peach	10	115
Pickens	5	16
Pierce	4	12
Pike	5	35
Polk	11	30
Pulaski	2	54
Putnam	12	253
Quitman	4	3
Rabun	6	98
Randolph	4	12

COUNTY	LEASES	BUILDINGS
Richmond	28	374
Rockdale	12	71
Schley	3	5
Screven	12	28
Seminole	5	62
Spalding	11	149
Stephens	10	28
Stewart	2	74
Sumter	15	150
Talbot	3	27
Taliaferro	1	98
Tattnall	11	402
Taylor	2	23
Telfair	8	57
Terrell	5	20
Thomas	16	85
Tift	21	334
Toombs	10	66
Towns	4	62
Treutlen	3	23
Troup	16	57
Turner	3	23
Twiggs	4	10
Union	12	130
Upson	15	68
Walker	15	88
Walton	11	37
Ware	22	223
Warren	3	6
Washington	13	129
Wayne	14	72
Webster	4	5
Wheeler	1	120
White	7	205
Whitfield	19	66
Wilcox	3	41
Wilkes	7	32
Wilkinson	3	10
Worth	5	8

## PROCESS IMPROVEMENTS

### BLLIP Quality Control

Critical fields were identified by Asset Management to be used for future analysis; and occupancy and capacity information was completed by agencies for State-owned and leased administrative office workspaces. For those primary use types other than offices (i.e., warehouse, classroom, training, etc.) SPC developed a “percentage used” field to provide comparable utilization information.



*Department of Education - Administration Bldg, Clarkston*

### Verification Site Visits / Reports

Asset Management conducted several verification site visits to properties to ensure that the data in BLLIP accurately reflected the building facts and conditions. Due to the high volume of buildings, a representative sample was selected from BLLIP based on the determination by SPC that the data was inaccurate, inconsistent or missing. In many cases, capacity and occupancy information was updated and correctly inputted for both the inventory and risk management (insurance) purposes of the database.

## FUTURE OPPORTUNITIES

### Proper Care of Vacant/Shuttered Buildings

SPC will develop and propose a policy for SPC Board approval at the December 2012 Commission Board meeting that will outline the proper care and maintenance of vacant buildings in order to protect the value of the State’s real property interests while in the custody of State agencies. Currently, there is wide variation in the maintenance of state buildings once they are vacated by agencies. A state policy is essential to ensure the safety of the premises, to protect the building from weather and other hazardous conditions, to conform to community aesthetics (e.g., landscaping) and to preserve

the value of the building for future marketing or other disposition opportunities. Required information will be entered into the BLLIP database to inform SPC of the status of the building and additional information will be necessary for the Risk Management Division of the Department of Administrative Services to properly insure the building as a vacant structure.

### Confederate Avenue Property

SPC conducted an inventory of all buildings on the Confederate Avenue Complex (Atlanta) to determine custodial agencies, occupancy, condition of buildings and potential for repurposing and/or disposition. The Departments of Public Safety, Defense, Corrections, Transportation and the Georgia Emergency Management Agency are housed on this property; the Department of Defense has mostly relocated to Marietta and still uses some space for storage. SPC is evaluating the retention of some buildings to be repurposed to support the DOT Transportation Management Center, a 55,000 square foot building constructed in 1994 that continues to serve the DOT in statewide traffic operations. Once this analysis is completed, SPC will develop a timeline for the disposition of surplus State property no longer needed.



*Transportation Management Center*



*Georgia Emergency Management Agency*

# SPACE MANAGEMENT

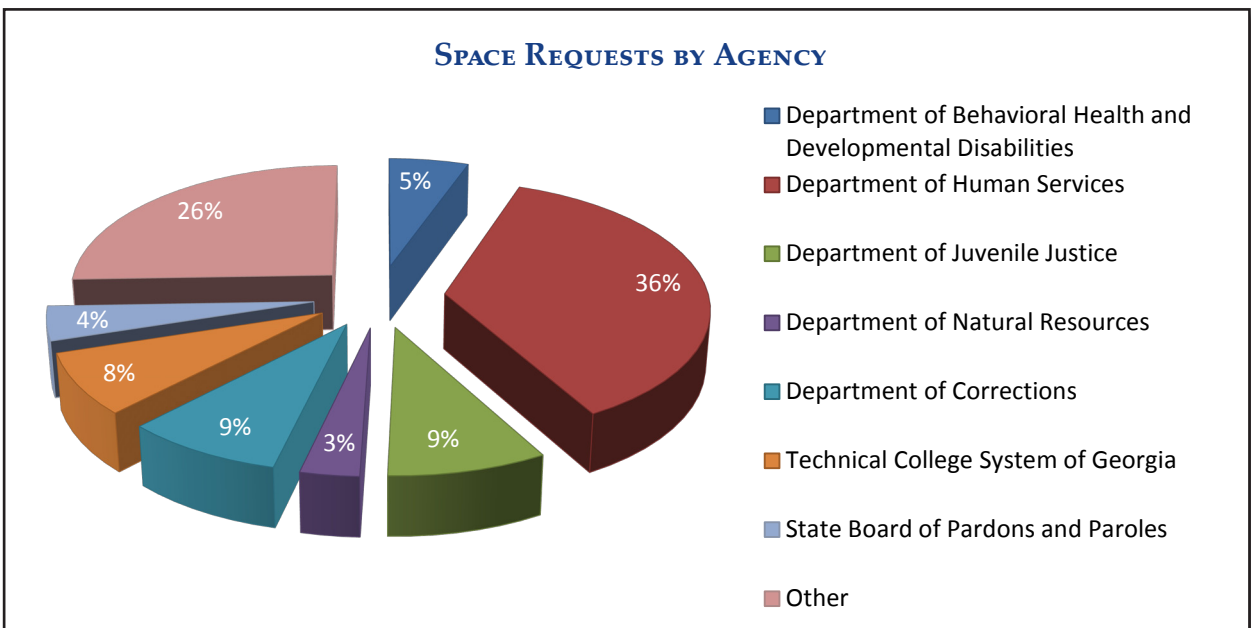
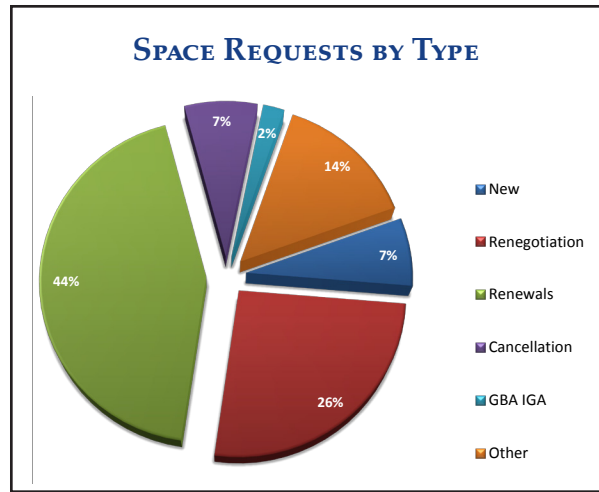
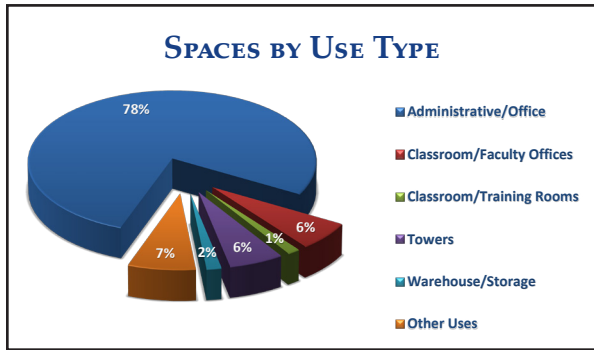
The Space Management Program offers a full range of professional planning services to State entities in meeting their space needs. These services include receiving all requests for space, developing space utilization programs to determine square footage requirements and preparing schematic floor plans and design intent drawings to guide workspace layout.

The overall goal of Space Management is to maximize the utilization of State-owned and leased space to create efficient work environments using industry standards and public sector criteria to accomplish the following objectives:

- Increase occupancy
- Decrease vacancy
- Improve the value of State-owned and leased space
- Provide the most cost efficient work space for State entities

## ACCOMPLISHMENTS

During FY'12, Space Management (SM) processed 1,315 Space Action Forms (SAF). This form is used by any State entity requesting some action relative to workspace needs: new space, renewal, renegotiation, expansion or cancellation. With regard to the 90 requests for new space, SM reviewed 36 Space Utilization Questionnaires and developed Space Utilization Programs (based on statewide Space Standards) to provide guidance for the actual square footage requirements for the requesting agency. Additionally, SM either developed and/or reviewed schematic floor plans and design intent drawings for the space requests.





*Briefing on Real Estate Portfolio Management and Facilities Operations to Chinese Dignitaries - October 2011*

## PROCESS IMPROVEMENTS

### Revised Space Standards

First implemented in 1976 with the Space Management Act, SPC revised the State's space standards in 2008 and again in 2012 to improve space utilization and organizational effectiveness in alignment with industry best practices. By transforming space standards that focused on hierarchy to those with a focus on function, SPC condensed the existing eight categories of office space to five functional spaces by improving on the use of open workstations and providing increased flexibility with these options.

Private companies and governments alike have been looking for ways to reduce their real estate expenses in general and their office space costs in particular. The primary motive is saving money but experts say that having employees in closer proximity provides a more collegial and collaborative environment – and a more productive and profitable one.

### GBA Backfill

Space Management continually strives to maximize workplace utilization. Toward that end, we work with GBA to provide tenants to fill vacant space in the GBA managed buildings on Capitol Hill. During FY12, Space Management assisted State agencies in relocating from commercially leased space to GBA owned space – and GBA is experiencing the highest occupancy rate in recent history. Currently, the occupancy rate of GBA office space is 97%.

### BLLIP

With a goal of increasing accuracy and completing data, SPC worked with OPB to require agencies to update their information in BLLIP as a prerequisite to submitting their annual Strategic Plans. This benefited the application in the following ways: data was updated and reviewed

by agencies to provide accurate information in the budget process; new users were introduced to BLLIP and learned the importance of the State's inventory of property; and DOAS Risk management had more precise information for the State's insurance program.

### Programming

In an effort to provide greater consistency and to standardize work environments, SM developed several models for State agencies' field offices. First introduced several years ago with the Division of Family and Children's Services (DHS), and Probation and Parole offices, SM employed this process in developing programs for Adult Protective Services, Child Support Services, Georgia Vocational Rehabilitation Agency and DJJ community corrections offices, regional offices and Multi-Service Centers. Requesting that each agency list the minimum functional requirements for the respective field offices ensures that SM is meeting the business needs of the agency and enables flexibility in office size as well as providing for future growth. SM is able to develop consistent Space Utilization Plans in a timely manner for agency approval.

### Space and Transaction Management Tracking System

The Space and Transaction Management Tracking System (SATMT) – an internal project management information system designed to provide real-time management of SM and TM workflow processes – was extended this year to include requests for office space in GBA buildings on Capitol Hill. This expansion enables SPC to electronically transmit all forms and plans to GBA, allows GBA to contact agencies directly for site visits and supports the GBA work-order process for tenant improvements, including construction. The streamlined process has resulted in enhanced communication and collaboration with SPC, GBA and State agencies.

# TRANSACTION MANAGEMENT

## LEASING DIVISION

The Leasing Division provides oversight for the State's leased property portfolio. Services offered range from locating and procuring new lease locations to renewing or renegotiating existing agreements as well as managing the State's lease inventory. The Division's responsibilities and functions include leasing assistance to State entities in both State-owned or commercially-owned facilities, site selection and tenant improvements, lease negotiation renewals and renegotiations and lease executions.

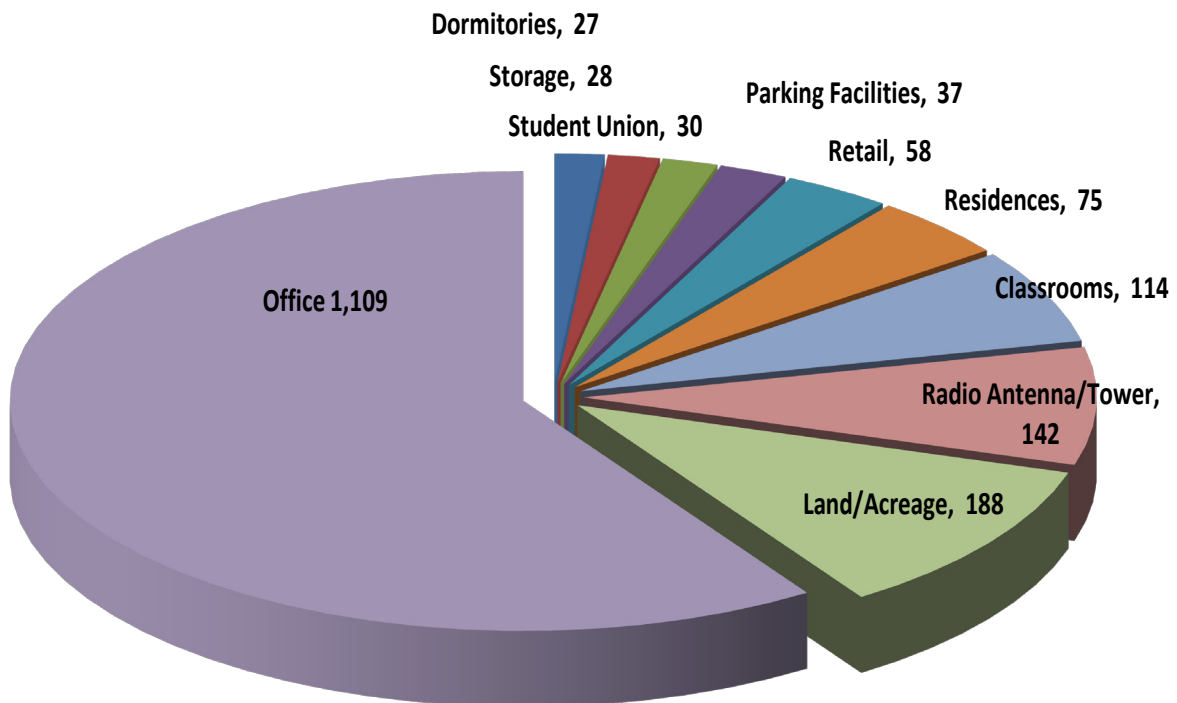
SPC Maintains an Inventory of 1,905 Agreements:

<b>Total number of SPC Administered Leases</b>	<b>1,234</b>
Number of "New" Leases FY12	80
Number of "Terminated" Leases FY12	63
Number of "Renewed" Leases FY13	604
Number of "Renegotiated" Leases FY13	369
Number of Other	118
<b>Total number of Agency Managed Leases</b>	<b>671</b>

## ACCOMPLISHMENTS

- SPC participated in the opening of twenty-three (23) new State leased facilities for a total of over 230,000 square feet.
- SPC programmed and opened a new prototype facility for the Department of Corrections - Probation Division; moving from enclosed offices to an open environment of workstations and cubicles.
- SPC assumed the responsibility of identifying and accounting for the locations of the Department of Human Services - Right from the Start Medicaid (RSM) and leasing new sites using the State's space standards.
- Leasing Division developed and implemented procedures and policies.
- SPC initiated a process to send all design intent drawings (DIDs) to the office of the State's ADA Coordinator for formal review and approval to ensure all State administrative office space met the amended ADA procedures implemented by the Federal government in March of 2012.

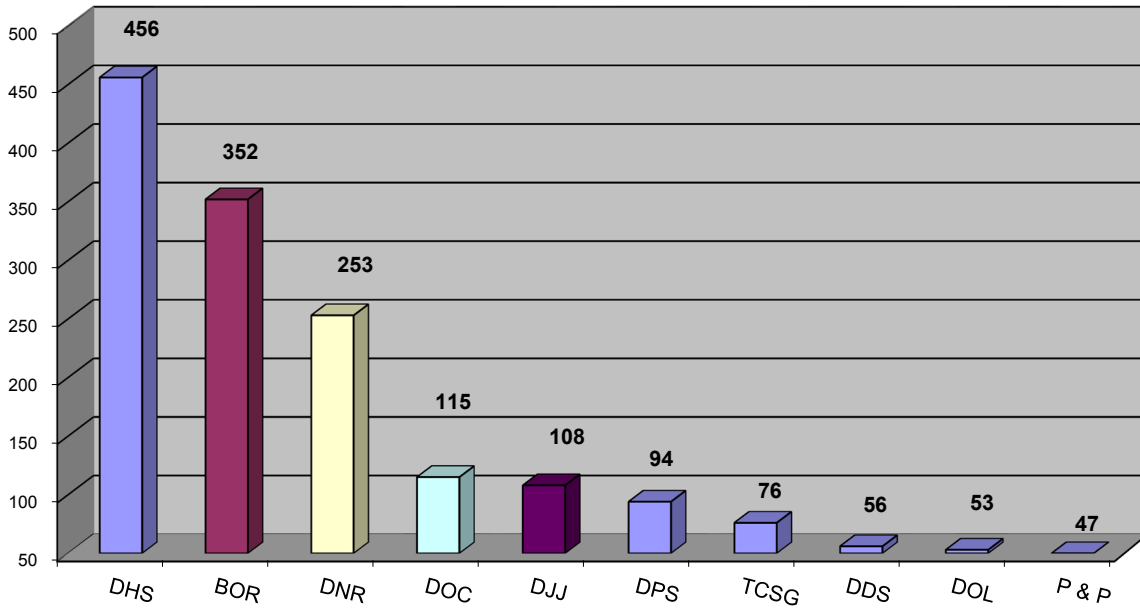
### LEASE PORTFOLIO - 10 HIGHEST USE TYPES



## FY2012 LEASE PORTFOLIO

ENTITY	NUMBER OF AGREEMENTS	ANNUAL BASE RENT	PERCENT OF TOTAL RENT
State Board of Regents	352	\$299,957,977.60	72.295%
Department of Human Services	456	\$47,956,667.62	11.558%
Department of Labor	53	\$8,971,059.38	2.162%
Department of Revenue	16	\$8,388,915.45	2.022%
Department of Corrections	115	\$6,739,769.96	1.624%
Technical College System of Georgia	76	\$5,500,493.45	1.326%
Department of Juvenile Justice	108	\$5,304,704.92	1.279%
Department of Transportation	3	\$4,517,554.00	1.089%
Office of the Secretary of State	6	\$3,842,724.77	0.926%
Department of Community Affairs	21	\$3,146,991.60	0.758%
Department of Administrative Services	21	\$2,719,023.44	0.655%
Department of Drivers Services	56	\$2,459,403.76	0.593%
Department of Audits & Accounts	8	\$2,354,911.04	0.568%
Georgia Lottery Corporation	10	\$2,090,758.08	0.504%
State Board of Workers' Compensation	8	\$1,580,422.32	0.381%
Department of Law	4	\$1,182,550.70	0.285%
Department of Economic Development	8	\$1,038,254.39	0.250%
Department of Public Health	24	\$1,015,132.36	0.245%
Department of Behavioral Health and Developmental Disabilities	21	\$730,095.36	0.176%
Department of Defense	16	\$610,801.78	0.147%
Georgia Public Defender Standards Council	8	\$589,877.38	0.142%
Georgia Bureau of Investigation	19	\$588,605.12	0.142%
Department of Natural Resources	253	\$564,872.00	0.136%
Department of Banking & Finance	5	\$417,628.68	0.101%
Department of Public Safety	94	\$405,310.82	0.098%
Judicial Branch of Georgia	4	\$384,845.95	0.093%
State Road and Tollway Authority	1	\$355,615.53	0.086%
Office of the Governor	4	\$255,390.91	0.062%
Department of Insurance	2	\$217,680.38	0.052%
Department of Education	3	\$203,924.76	0.049%
Subsequent Injury Trust Fund	1	\$203,040.84	0.049%
Ga. Superior Court Clerks' Cooperative Authority	2	\$159,134.52	0.038%
State Soil & Water Conservation Commission	5	\$110,703.00	0.027%
State Board of Pardons and Paroles	47	\$94,844.45	0.023%
Department of Veterans Services	45	\$87,481.86	0.021%
Department of Community Health	1	\$81,649.76	0.020%
Georgia Student Finance Commission	1	\$31,891.92	0.008%
Georgia Forestry Commission	25	\$25,834.75	0.006%
Sheriffs' Retirement Fund of Georgia	1	\$16,200.00	0.004%
Department of Agriculture	2	\$7,920.00	0.002%
<b>TOTALS</b>	<b>1,905</b>	<b>\$414,910,664.61</b>	<b>100.00%</b>

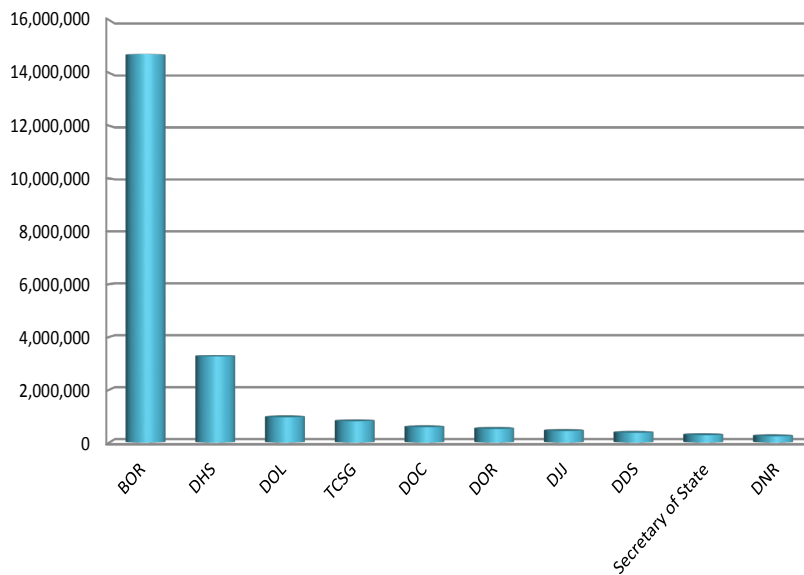
AGENCIES WITH HIGHEST NUMBER OF LEASES



FUTURE OPPORTUNITIES

- As a result of actions taken by the General Assembly during the 2012 Session, SPC assumed the real estate responsibilities of the newly created Georgia Vocational Rehabilitation Agency (administratively attached to the Department of Human Services) from the Department of Labor.
- Development, approval and implementation of policies and procedures for Multi-Year-Leasing.
- Completion of all capacity information in BLLIP for administrative office space for SPC administered leases.

AGENCIES WITH MOST SQUARE FEET LEASED



*"I work with the land department quite often... always so helpful and patient... Even when I ask for help with something that my agency should already have, they don't hesitate to help me."*

*"...personnel and promptness has been excellent... have enjoyed working with the SPC staff over the years. We have managed to bring our old pending property transactions up to a current condition."*

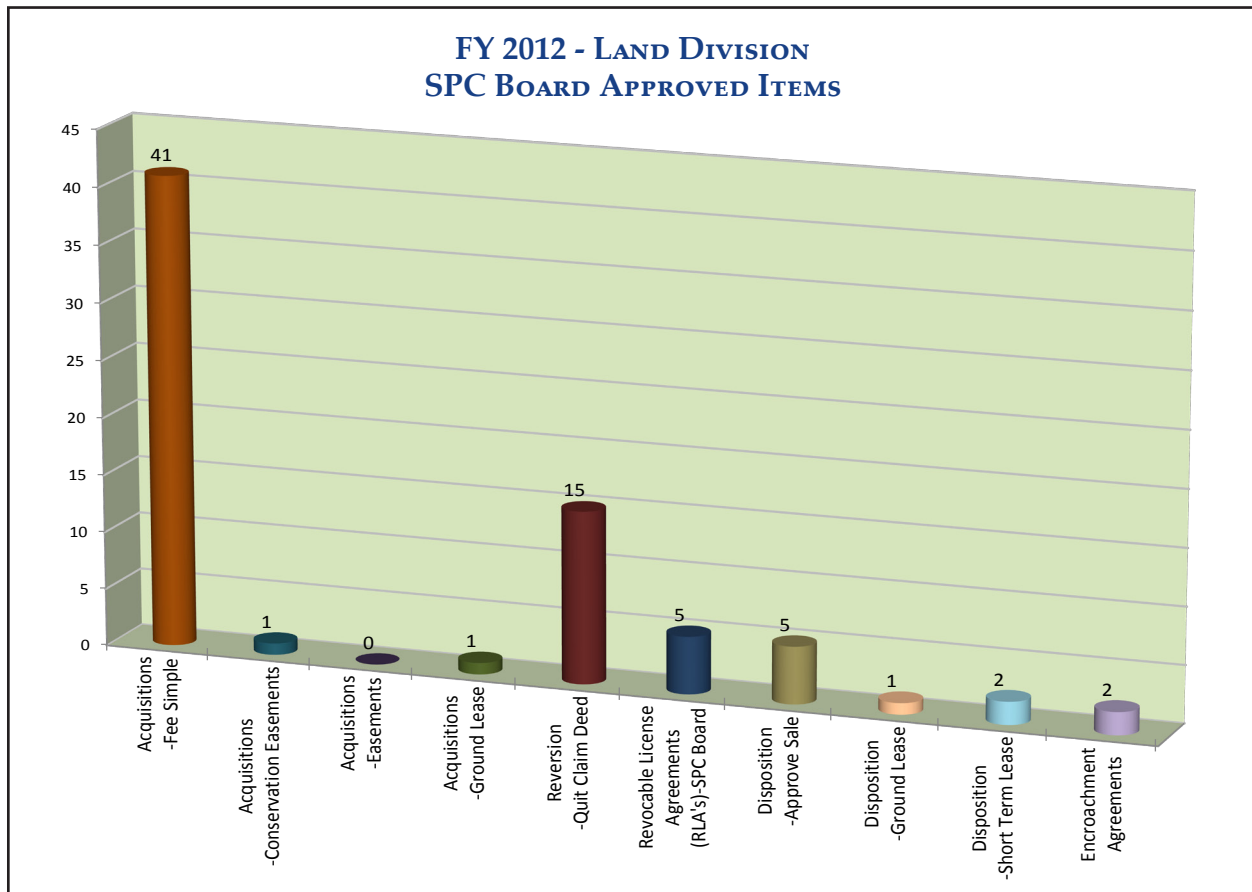
## LAND DIVISION

The Land Division assures that all acquisitions and dispositions of property or property rights in the State's name meet the legal and policy requirements of the State. Properties owned by the Board of Regents and by Georgia DOT are excluded. Acquisitions by the State include purchases or donations of fee simple interests, conservation easements and ground leases. Dispositions include temporary revocable licenses, permanent easements, short or long-term ground leases and conveyances. The Land Division also leads projects on cross-agency issues and efficiencies, conducts title research, verifies ownership of State property for construction with GO bonds and assists with Executive Orders for the Governor on property issues such as custody and the demolition of buildings. The division also provides agency and individual training for State personnel as needed.

*"Land Department has been instrumental and extremely helpful in assisting the Department of Juvenile Justice with land transfers, property resolutions, and dispositions."*

## ACCOMPLISHMENTS

- Building on the 2011 SPC Disposition Study, the Land Division summarized other states' disposition strategies. Legislation was introduced during the 2012 Session of the General Assembly to revise and streamline the State's disposition process; no legislative action was taken and the legislation will be re-introduced for the 2013 Session.
- In February 2012, SPC completed the sale of the Macon District Public Health Office for \$900,000 (0.361 acre). Additionally, five (5) other properties totaling 4.88 acres were sold for \$286,401. The total for all sales during FY 2012 was \$1,186,401.
- 2012 Conveyance Legislation: 51 items researched, of which 38 items were in the final Act.
- 2012 Easement Legislation: 31 items were researched, of which 21 items were in the final Act.
- 2012 Legislation: Coordinated with Department of Natural Resources on two change of use Easements; and with Department of Revenue on review by SPC of all Conservation Easement appraisals for Georgia Tax Credit, effective January 1, 2013.



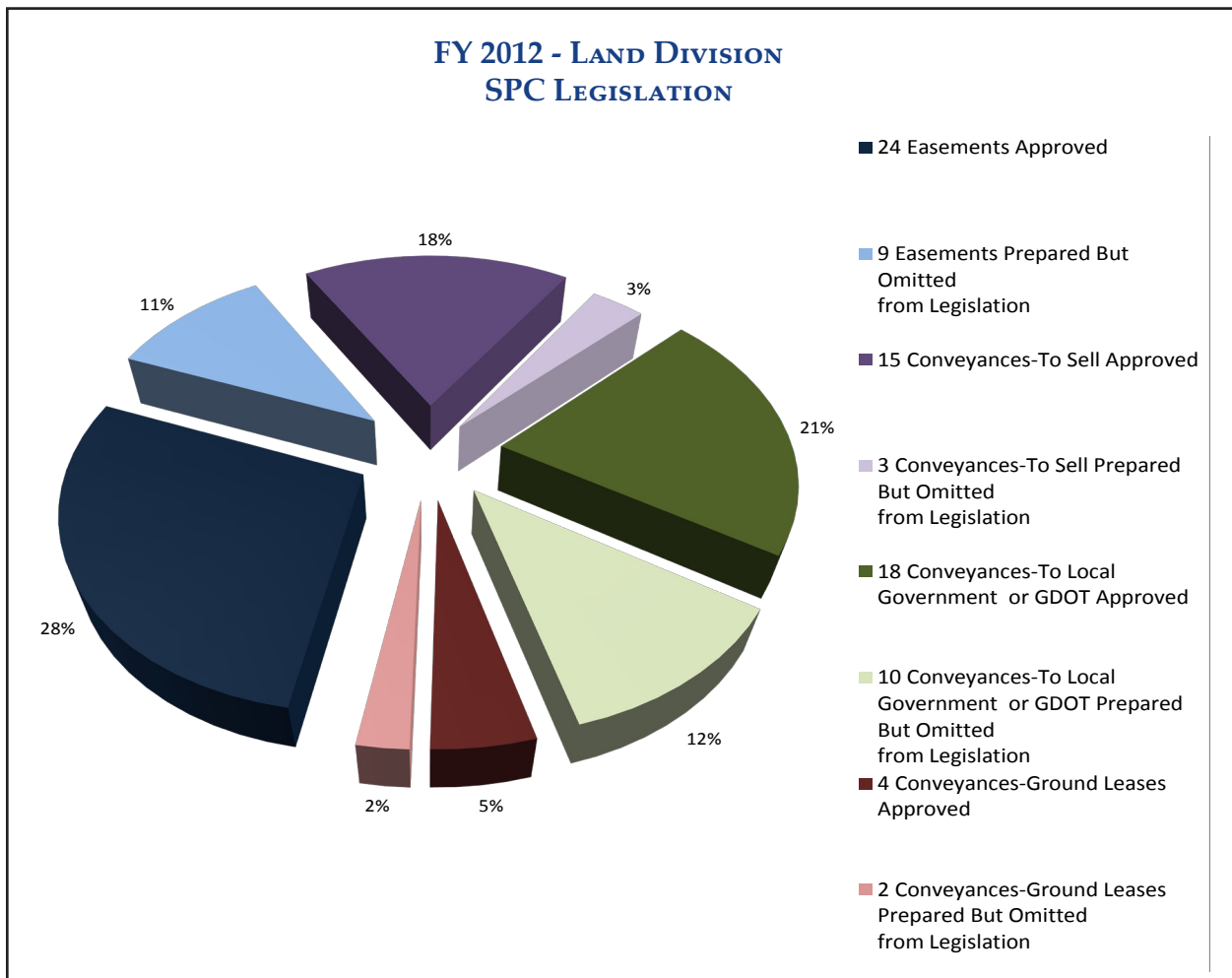


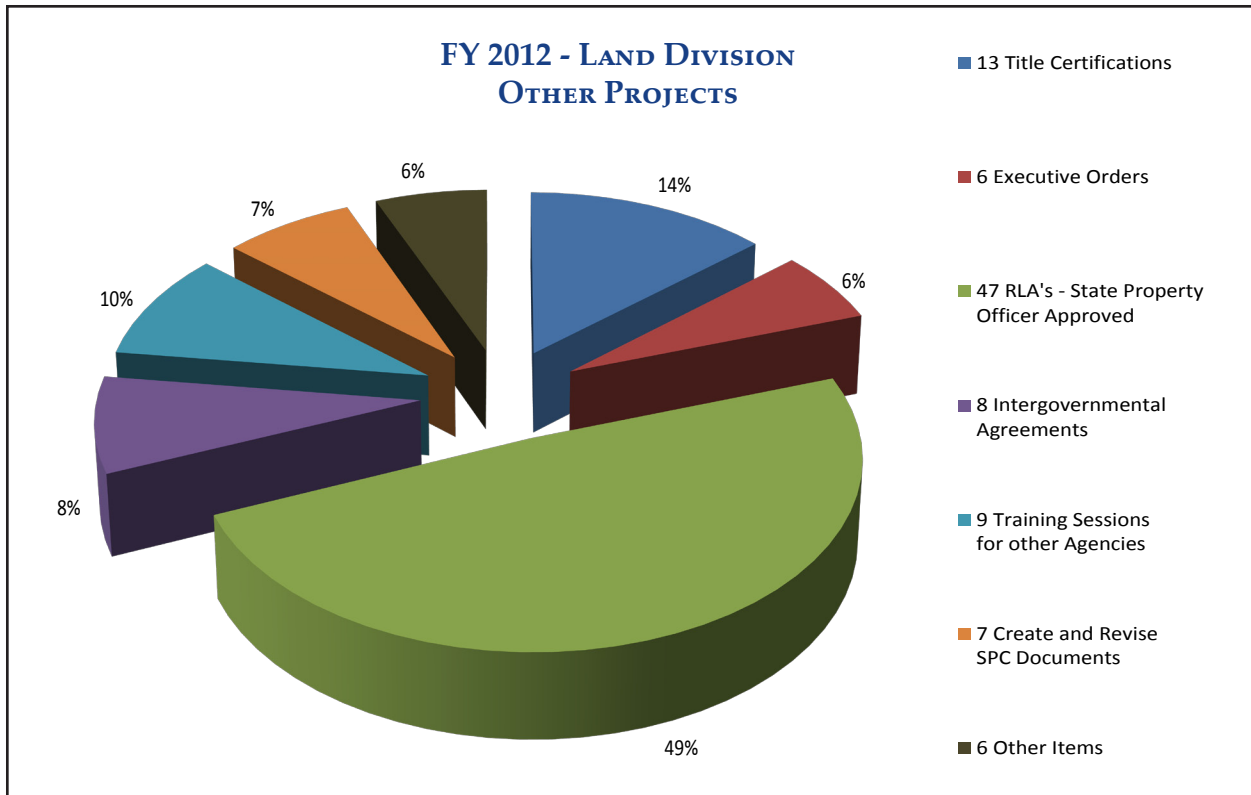
- Revocable Licenses issued: 41 for public purpose or short term use; five for private uses approved by the Board.
- Certification of ownership prior to GSFIC construction with GO bonds: 13.
- Executive Orders requiring SPC assistance: 6.
- Interagency or intergovernmental projects: Georgia Aviation Authority properties to convey; tidal waters ownership and mitigation banks; Salt Creek Mitigation Bank; Cave Spring Rehabilitation Center; College Football Hall of Fame; seven agency training sessions; and disposition of several armories.

*"...has been a tremendous resource and has provided outstanding service to the Department of Juvenile Justice in its project to update and complete the State of GA's Consolidated Database of Real Property Assets, aka BLLIP. We always get great service and enjoy working with SPC."*

## FUTURE OPPORTUNITIES

- Interactive web-based document sharing system with the Department of Law.
- Sales of properties identified in the 2011 SPC Disposition Study and more efficient selection and disposition of surplus properties.
- Research projects, such as the Multi-Modal Transit
- Electronic document management system for electronic retention of SPC land files.
- Interagency and/or intergovernmental projects, such as surplus and sale of Northwest Regional Hospital and of Metro State Prison; Tronox bankruptcy sale and mitigation bank; College Football Hall of Fame ground lease; Central State Hospital and four other agencies' water system sale of pipes; Kia restrictive covenant to U.S. Army Corps of Engineers and GDOT conveyance.





### FY2012 EXPENSE BUDGET

EXPENSES	
Personal Services Expenses	1,136,698
Regular Operating Expenses	30,011
Real Estate Rents	96,759
Per Diem and Fees	26,561
Computer Charges	19,479
Telecommunications	10,732
<b>Total Expenses</b>	<b>1,320,240</b>
Total Position Count	13

*"I have had numerous interactions with Transaction Management and find them consistently knowledgeable, thorough, and resourceful. An excellent example of my tax dollars at work!"*

*SPC determined that 95.5% of the leases that SPC originates are at or below market rates as defined by industry benchmarks.*



STATE PROPERTIES COMMISSION  
47 TRINITY AVENUE, SUITE G02, ATLANTA, GEORGIA 30334  
404-656-5602 • FAX 404-651-8084  
[www.spc.georgia.gov](http://www.spc.georgia.gov)  
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