



STATE PROPERTIES COMMISSION

270 Washington Street, Suite 2-129, SW, Atlanta, Georgia 30334

Chairman
Brian P. Kemp
Governor

Executive Director/State Property Officer
Marty W. Smith

MINUTES

CALLED MEETING
OF THE
STATE PROPERTIES COMMISSION

TUESDAY, DECEMBER 11, 2018

STATE CAPITOL, ROOM 107

MEMBERS IN ATTENDANCE:

Governor Nathan Deal, Chairman
Alan Skelton, Vice-Chairman
Steve McCoy, Member
Michael Howell, Citizen Member
Phil Carlock, Citizen Member

IN ATTENDANCE:

Steve Stancil, State Property Officer
Frank Smith, State Properties Commission
Alisa Pereira, State Properties Commission
Clark Wong, State Properties Commission
Kimberly Owen, State Properties Commission
Susan Haddad, State Properties Commission
Katherine Ruiz, State Properties Commission
Heather York, Georgia State Financing & Investment Commission
Marvin Woodward, Georgia State Financing & Investment Commission
Cindy Presto, Georgia State Financing & Investment Commission
Christy Sanders, Georgia State Financing & Investment Commission
Morgan Smith-Williams, Georgia State Financing & Investment Commission
Mark Williams, Department of Natural Resources
Steve Friedman, Department of Natural Resources
Tanisha Thomas, Department of Law
Deadre Hines-Bay, Department of Natural Resources
Chris Riley, Office of the Governor
Carey Miller, Office of the Governor
Theresa MacCartney, Governor's Office of Planning & Budget
Matt Arthur, Technical College System of Georgia

IN ATTENDANCE:

Neil Bitting, Technical College System of Georgia
Sara Honeywill, Technical College System of Georgia
Dr. Ron Newcomb, Chattahoochee Technical College
Candice Smith, Georgia Forestry Commission
Joan Crumpler, Department of Public Safety
Bart Gobeil, Georgia Ports Authority
Sandra Neuse, Board of Regents of the University System of Georgia
Julie Walker, Georgia Public Library Service
Robert Orange, Department of Community Supervision
Shannon Crockett, Department of Community Supervision
Eleanor Knobloch Ratchford, The Knobloch Family Foundation
Skin Edge, Georgia Link
Don Chandler, Municipal Development Services
Kelly Yamanouchi, AJC

Call to order and approval of the October 31, 2018 meeting minutes.

Governor Deal 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 October 31, 2018 meeting. Steve McCoy made a motion to approve the minutes and Michael Howell seconded the motion. The motion carried unanimously.

Request by the Department of Natural Resources to acquire approximately 4,373 acres of real property from The Conservation Fund at Lanahassee Wildlife Management Area in Webster County for a consideration of \$3,250,000. (SPC # 959.02)

Steve Friedman presented the request by the Department of Natural Resources to acquire property from The Conservation Fund at Lanahassee Wildlife Management Area. The property is currently being leased and provides public recreational opportunities as well as protecting high-quality habitats. The Conservation Fund will sell a conservation easement over the property to the Natural Resources Conservation Service for \$3 Million, lowering the Department's purchase price. Source of funding will come from GA Bond 141, U.S. Fish and Wildlife Service Grant, the Knobloch Family Foundation and The Conservation Fund.

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

Request by the Department of Natural Resources to acquire a conservation easement over approximately 33.208 acres of real property from The Conservation Fund for the Woodward/Vienna Wetland in Dooly County for a consideration of \$8,000. (SPC # 904.06)

Steve Friedman presented the request by the Department of Natural Resources (DNR) to acquire a conservation easement over approximately 33.208 acres from The Conservation Fund (TCF). The acquisition of the property is for the protection of Canby's dropwort which is federally listed as endangered. The Conservation Fund will first acquire the property from the City of Vienna and will sell a conservation easement over the property to DNR. The Woodward Family will acquire the property from TCF subject to DNR's conservation easement. TCF will also donate a 0.75 of an acre access easement to the property.

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

Request by the Department of Natural Resources to acquire a conservation easement over approximately 7,070 acres of real property from The Conservation Fund for Bullard Creek Wildlife Management Area in Appling and Jeff Davis Counties for a consideration of \$2,343,000. (SPC # 925.12)

Steve Friedman presented the request by the Department of Natural Resources to acquire a conservation easement over 7,070 acres from The Conservation Fund for Bullard Creek Wildlife Management Area. The conservation easement will include public recreation rights in perpetuity and will protect species of concern. The Conservation Fund will sell a conservation easement to the Natural Resources Conservation Service for approximately \$2,650,000, lowering the purchase price for DNR. Source of funds comes from a U.S. Fish and Wildlife Service Grant and GA Bond 141.

Alan Skelton 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 3,359 acres of real property from The Conservation Fund at Canoochee Sandhills Wildlife Management Area in Bulloch and Bryan Counties for a consideration of \$4,000,000. (SPC # 914.17)

Steve Friedman presented the request by the Department of Natural Resources to acquire 3,359 acres from The Conservation Fund at Canoochee Sandhills Wildlife Management Area. This is one of four properties assembled by DNR and TCF to be called Canoochee Sandhills WMA. The benefits of the property include public recreational opportunities and protecting high quality habitats. The Conservation Fund will sell a conservation easement to the Natural Resources Conservation Service for \$1.5 Million which lowers DNR's purchase price. Source of funding comes from DNR Bond 141, U.S. Fish and Wildlife Service Grant, The Knobloch Family Foundation, The Bobolink Foundation, and The Conservation Fund.

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

Request by the Department of Natural Resources to acquire approximately 650.14 acres of real property from the D.B. Warnell Estate at Canoochee Sandhills Wildlife Management Area in Bulloch County for a consideration of \$1,234,200. (SPC # 914.18)

Steve Friedman presented the request by the Department of Natural Resources to acquire 650.14 acres from the D.B. Warnell Estate at Canoochee Sandhills Wildlife Management Area. This is one of four properties assembled by DNR and TCF to be called Canoochee Sandhills WMA. The purchase will provide protection for gopher tortoises and high quality habitats. DNR will acquire the property with State and private funds: DNR Bond 141, The Knobloch Family Foundation, and The Bobolink Foundation,

Alan Skelton 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 1,201.92 acres of real property from The Nature Conservancy at Townsend Wildlife Management Area in McIntosh County for a consideration of \$1,171,872. (SPC # 823.41)

Steve Friedman presented the request by the Department of Natural Resources to acquire 1,201.92 acres from The Nature Conservancy at Townsend Wildlife Management Area. The property contains a large population of gopher tortoises and will lead to better management and increase recreational opportunities of the WMA. It is located within the Altamaha River corridor and is surrounded by the current WMA and

Townsend Bombing Range. DNR will acquire the property with State and private funds: DNR Bond 141 and The Knobloch Family Foundation.

Phil Carlock 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 292.24 acres of real property from Jones Company, LTD at Sheffield Wildlife Management Area in Paulding and Polk Counties for a consideration of \$657,540. (SPC # 831.39)

Steve Friedman presented the request by the Department of Natural Resources to acquire 292.24 acres from Jones Company, LTD at Sheffield Wildlife Management Area. The purchase of this tract opens the area for public recreation such as hunting, fishing, hiking and ensures protection of rare species like the montane longleaf pine. Source of funding comes from The Conservation Fund Georgia Imperiled Bat Conservation Fund.

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

Request by the Department of Natural Resources to acquire approximately 1.1 acres of real property from Jesse E. and Carole W. Brogdon at Sunbury Boat Ramp in Liberty County for a consideration of \$262,500. (SPC # 829.21)

Steve Friedman presented the request by the Department of Natural Resources to acquire approximately 1.1 acres from Jesse and Carole Brogdon at Sunbury Boat Ramp for a consideration of \$262,500. This tract will add needed space for parking to the boat ramp. DNR currently leases a portion of the existing boat ramp from Liberty County. That lease expires in May 2019. DNR will negotiate a new lease with Liberty County and as part of that lease, the County will manage the Brogdon Tract. DNR will acquire the property using DNR Bond 141.

Alan Skelton motioned to approve the request and Steve McCoy 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 to the City of Gainesville or Hall County over approximately 1.32 acres of unimproved property located on a portion of Don Carter State Park in Hall County for \$10. (SPC # 452.21)

Steve Friedman presented the request by the Department of Natural Resources to grant a one-year rental agreement with two one-year renewals to the City of Gainesville of Hall County at Don Carter State Park. The property will be used as part of Lake Lanier Olympic Park to enhance the park's recreation purposes.

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

Request by the Georgia Forestry Commission to acquire from Catoosa County approximately 4 acres of unimproved real property located in Catoosa County for a consideration of \$20,276. (SPC # 936.04)

Candice Smith presented the request by the Georgia Forestry Commission to acquire from Catoosa County approximately 4 acres in Catoosa County for a consideration of \$20,276. In 2018, the General Assembly approved bond proceeds for the construction of four new Forestry office units. This property will be used

to constructed the new Catoosa-Whitfield County Unit. Two appraisals were conducted valuing the property at \$32,000 and \$50,000.

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

Request by the Georgia Forestry Commission to lease approximately 0.03 of an acre, being a portion of the approximately 5-acre Cherokee Repeater Site at Pine Log, to the Cherokee County Board of Commissioners for the placement of a radio tower and associated equipment shed for the annual consideration of \$10. (SPC # 500.11)

Candice Smith presented the request by the Georgia Forestry Commission to lease approximately 0.03 of an acre to the Cherokee County Board of Commissioners for a consideration of \$10. Forestry currently utilizes the Cherokee Repeater Site at Pine Log as a tower site. The 5-acre property was acquired in 1954 and the facilities are in need of major upgrades. Cherokee County will lease 0.03 of an acre portion of the property for the placement of a radio tower, in exchange, the County will allow GFC use of the tower to install a VHF antenna and house radio equipment.

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

Request by the Georgia Forestry Commission to revert by quitclaim deed to the Board of Commissioners of Burke County, the State's interest in approximately 0.50 of an acre of property, previously used as the Chief Ranger residence, located in Burke County. (SPC # 442.06)

Candice Smith presented the request by the Georgia Forestry Commission to revert 0.50 of an acre to the Board of Commissioner of Burke County. The property was originally granted to the State by the Board. The deed contained a reversionary interest should the property no longer be used for the purpose of which it was acquired, it would revert back to the grantor.

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

Request by the Georgia Forestry Commission to revert by quitclaim deed to M.H. Cochran, his heirs, successors or assigns, the State's interest in approximately 0.25 of an acre of property, previously used as the Apalachee Tower site, located in Morgan County. (SPC # 531.02)

Candice Smith presented the request by the Georgia Forestry Commission to revert 0.25 of an acre to M.H. Cochran or his heirs. The property was originally granted to the State by M.H. Cochran in 1957. The deed contained a reversionary interest should the property no longer be used for the purpose of which it was acquired, it would revert back to the grantor.

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

Request by the Georgia Forestry Commission to revert by quitclaim deed to Henry B. Hearn, his heirs, successors or assigns, the State's interest in approximately 0.80 of an acre of property, previously used as the former Putnam County Unit, located in Putnam County. (SPC #540.04)

Candice Smith presented the request by the Georgia Forestry Commission to revert 0.80 of an acre to Henry B. Hearn or his heirs. The property was originally granted to the State by Henry B. Hearn in 1953. The

deed contained a reversionary interest should the property no longer be used for the purpose of which it was acquired, it would revert back to the grantor.

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

Request by the Technical College System of Georgia to acquire from Paulding County Industrial Building Authority approximately 3.911 acres in Paulding County for a consideration of \$10. (SPC # 831.40)

Neil Bitting presented the request by the Technical College System of Georgia to acquire 3.911 acres from Paulding County Industrial Building Authority. Chattahoochee Technical College wishes to use the property for its Paulding aviation academy. The Paulding County Tax Assessor's valued the property at \$42,000.

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

Request by the Technical College System of Georgia to acquire approximately 3.032 acres in Emanuel County from Swainsboro Emanuel County Recreation Authority for a consideration of \$10. (SPC # 844.24)

Neil Bitting presented the request by the Technical College System of Georgia to acquire 3.032 acres from Swainsboro Emanuel County Recreation Authority. Southeastern Technical College wishes to use the former Swainsboro High School gymnasium for its commercial truck driving range. The existing building will be removed and asphalt will be repaired for commercial truck driving training. The Emmanuel County Tax Assessor's valued the property at \$2,200,340.

Phil Carlock motioned to approve the request and Steve McCoy seconded the motion. The motion carried unanimously.

Request by the Technical College System of Georgia to acquire a 5-year ground lease over approximately 0.55 of an acre in Calhoun County from the Calhoun County Board of Education for a consideration of \$10.

Neil Bitting presented the request by the Technical College System of Georgia to acquire a five-year ground lease over 0.55 of an acre from the Calhoun County Board of Education. The property will be used by TCSG for the benefit of the Adult Learning Center at Albany Technical College Edison campus.

Michael Howell 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 conveyance of approximately 3.59 acres of unimproved property, being a portion of the New Camden County Campus of the Coastal Pines Technical College, to the City of Kingsland for the consideration of \$10 and the requirement that the property be used for public purpose in perpetuity. (SPC # 458.09)

Neil Bitting presented the request by the Technical College System of Georgia to convey 3.59 acres, a portion of the New Camden County Campus of Coastal Pines Technical College, to the City of Kingsland. The subject property will be used to construct an access road and utility infrastructure to serve the campus. After completion of the road, the City of Kingsland will accept the road and infrastructure for maintenance.

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

Request by the Georgia Ports Authority to acquire from the Gainesville and Hall County Development Authority approximately 108.284 acres of unimproved property in Hall County for a consideration of \$5,581,906.07. (SPC # 868.33)

Bart Gobeil presented the request by the Georgia Ports Authority to acquire 108.284 acres from the Gainesville and Hall County Development Authority. The property is for the future expansion and improvement of the State System of Docks and to aid commerce and transportation of goods.

Steve McCoy motioned to approve the request and Phil Carlock seconded the motion. The motion carried unanimously.

Request by the Georgia Ports Authority to acquire from Savannah Economic Development Authority approximately 68.5 acres of improved property in Chatham County for a consideration of \$10,000,000. (SPC # 801.103)

Bart Gobeil presented the request by the Georgia Ports Authority to acquire 68.5 acres from Savannah Economic Development Authority. The property is located on Hutchinson Island and will be contiguous to existing property owned by the Ports Authority. The Development Authority is leasing portions of the property and will assign lease agreements to Ports effective the closing date of the purchase. Ports obligation to purchase is contingent upon the property appraising for an amount equal to or greater than the purchase price of \$10,000,000 based upon the average of two separate appraisals.

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

Request by the Department of Community Supervision to convey to the City of LaFayette interest in approximately 0.36 of an acre of improved property located in Walker County for \$10 and the requirement that the property be used for public purpose in perpetuity. (SPC 429.05)

Robert Orange presented the request by the Department of Community Supervision to convey 0.36 of an acre to the City of LaFayette. The property was conveyed by the United States of America to the State with a deed reversionary clause stipulating should the property no longer be used for law enforcement purposes; the property shall revert to the Grantor. The Department of Community Supervision declared the property as surplus and no other law enforcement entity within the state had use for the property. The City of LaFayette is working with GSA to meet the requirements of the National Park Service in order to consider the transaction as a public benefit conveyance through the Historic Monument program.

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

Request by the Department of Public Safety to acquire approximately 2.07 acres of improved real property from the City of Hazlehurst for Georgia State Patrol Post 16 for a consideration of \$10. (SPC # 925.13)

Joan Crumpler presented the request by the Department of Public Safety to acquire 2.07 acres from the City of Hazlehurst. The City acquired the property and agreed to construct the patrol post in accordance with the requirements of DPS. The conveyance by the City will be subject to a reversionary clause providing that the property shall revert to the City should the property cease to be used as state patrol post.

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

Request by the Department of Juvenile Justice to convey approximately 5.70 acres of improved property and an approximate 0.12 of an acre access easement, being a portion of the Milledgeville Youth Development Campus, to Baldwin County for the consideration of \$10 and the requirement that the property be used for public purpose in perpetuity. (SPC # 401.100)

Alisa Pereira presented the request by the Department of Juvenile Justice to convey approximately 5.7 acres and a 0.12 of an acre easement of property in Baldwin County for \$10. In October, the Commissioner of DJJ requested the surplus and conveyance of the property to Baldwin County. Baldwin County Board of Commissioners desires to acquire the subject 5.7 acres and 0.12 of an acre access easement for a consideration of \$10. The County has agreed to the restriction to use the property for public purposes in perpetuity; the county intends to construct a public health department on the property. General Assembly authorization for the conveyance was received via the expedited disposition process.

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

Request by the Georgia Department of Economic Development to acquire from the City of Savannah approximately 0.421 of an acre of improved property in Chatham County for a consideration of \$10. (SPC # 801.104)

Alisa Pereira presented the request by the Department of Economic Development to acquire 0.421 of an acre in Chatham County from the City of Savannah for \$10. The subject 0.421 of an acre is comprised of four separate tracts that are adjacent to the Savannah International Trade and Convention Center. The Department of Economic Development requested the acquisition of the property in order to accommodate future improvements to the convention center. The tax assessor value of the property is over \$104,000.

Alan Skelton motioned to approve the request and Steve McCoy seconded the motion. The motion carried unanimously.

Request by the Board of Regents, Georgia Public Library Service to enter into a ten-year lease with Banyan Street Capital, LLC for approximately 10,000 rentable square feet of space at Satellite Place 600, 3175 Satellite Boulevard, Suite 200, Duluth, Georgia. (Lease # 9110)

Sandra Neuse presented the request by the Board of Regents Georgia Public Library Service to enter into a 10-year lease with Banyan Street Capital, LLC. The Public Library Service has temporarily occupied space at the Decatur Public Library and needs to relocate to a permanent and centrally located office. A request of proposal was issued and a selection committee shortlisted proposals to five. Site visits were conducted and a best and final offer process was initiated seeking best and final proposals from three of the five proposers. The offer from Banyan Street Capital was chosen by the selection committee. During previous selection process, Regent attempted to negotiate a letter of intent and multiyear lease with Banyan for office space at Satellite Place 600. The negotiations were unsuccessful due to the owner's unwillingness to agree to the lease termination language. Due to that history, the selection committee has ranked the proposal from TPA Group as second and request to proceed with that offer should negotiations with Banyan fail.

Steve McCoy motioned to approve the request and Phil Carlock seconded the motion. The motion carried unanimously.

Request by the Department of Driver Service for the State Properties Commission to enter into a ten-year lease with Zephyr Holding, LLC, for 128,272 rentable square feet of space at 2201 & 2206 Eastview Parkway, Conyers, Georgia. (Lease # 5857)

Frank Smith presented the request by the Department of Driver Services for the State Properties Commission to enter into a 10-year lease with their current landlord in Conyers. Driver Services headquarters currently occupies 128,272 square feet in Conyers. This new 10-year lease will allow for approximately 9,000 square feet of warehouse to be converted to office and 60 additional parking spaces to support the DRIVES initiative.

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

Request by the Department of Juvenile Justice for the State Properties Commission to enter into a fifteen (15) year lease with Downtown Development Authority of Avondale Estates for approximately 98,220 rentable square feet of space at 3408 Covington Highway, Decatur, Georgia. (Lease # 5784)

Frank Smith presented the request by the Department of Juvenile Justice to enter into a 15-year lease with the Downtown Development Authority of Avondale Estates. The Department has occupied this building under a lease with the Downtown Development Authority since its construction in 2002. The new lease will allow for necessary improvements to the building and parking lot. The amount of improvements is \$1.7 million with a rental rate of \$11.13 per square foot.

Alan Skelton motioned to approve the request and Steve McCoy 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 three-year lease with Tango Mike, LLC for approximately 24,129 rentable square feet of space at 4117 Mill Street, N.E., Covington, Georgia. (Lease # 6079)

Frank Smith presented the request by the Department to Human Services Division of Family and Children Services for the State Properties Commission to enter into a three-year lease with their current landlord in Covington. DFCS has occupied 24,129 square feet at this location since 2003. The landlord has agreed to complete all of the requested tenant improvements to refresh the space estimated to be \$190,000.

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 and Division of Child Support Services for the State Properties Commission to approve the ground lease of five acres to MDS-Cherokee, LLC/Efficient Government Public Service, Inc. for a term of a not less than twenty years for a consideration of \$10, and enter into a twenty-year lease with Efficient Government Public Service, Inc. for approximately 32,850 rentable square feet of space at Univeter Road, Canton, Cherokee County, Georgia. (Lease # 8397)

Frank Smith presented the 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 20-year lease for a new facility to allow for the co-location of the two agencies in Cherokee County. The existing DFCS facility is aged and overcapacity. The existing CSS facility was sold to a private entity and CSS was served a notice to vacate. Due to the fact that no 32,000 square foot facilities exist in the market

to fit their needs, SPC issued an RFP seeking proposals for a build to suit to be located on 5 acres of State owned property. Five proposals were received and MDS-Cherokee, LLC / Efficient Government Public Service, Inc. was selected by the selection committee.

Phil Carlock motioned to approve the request and Steve McCoy seconded the motion. The motion carried unanimously.

Request by the Technical College System of Georgia for the State Properties Commission to enter into a twelve-and-a-half-year lease with Clairmont Place Partners, LLC for approximately 92,640 rentable square feet of space at 1800 Century Place, NE, Atlanta, Georgia. (Lease # 9127)

Frank Smith presented the request by the Technical College System of Georgia for the State Properties Commission to enter into a 12 ½-year lease with their current landlord in Atlanta. TCSG headquarters has occupied 87,849 square feet at Century Place since 2004 under a multi-year lease between the Georgia Building Authority and the landlord. TCSG requested SPC to negotiate a new lease agreement with the current landlord to allow for necessary improvements to the building and expansion to occupy the entire building when available in 2020.

Alan Skelton motioned to approve the request and Steve McCoy seconded the motion. The motion carried unanimously.

Request by the Technical College System of Georgia for the State Properties Commission to enter into a one-year lease with eight renewal options with Macon – Bibb County Industrial Authority for approximately 239,366 rentable square feet at the Middle Georgia Regional Airport in Macon. (Lease # 9129)

Frank Smith presented the request by the Technical College System of Georgia for SPC to enter into a one-year lease with eight annual renewal options with Macon – Bibb County Industrial Authority. TCSG desires to expand its Aviation Maintenance Technology and Aircraft Structural Technologies programs. The lease of the former Boeing building and other smaller buildings will total almost 240,000 square feet. A memorandum of understanding with the Air Force will allow for their use and facility maintenance and will create a workplace based education and training program.

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

Approve the revisions to existing State Properties Commission Policies: SPC 03-Space Management Space Standards; SPC 08-Leasing Requirements for State Properties Commission Rental Agreements for Administrative Space; SPC-09 Transaction Management Administrative Space, Solicitation and Selection; and SPC-10 Transaction Management Protest Policy.

Alisa Pereira presented the request by the staff of the State Properties Commission to approve the revision of various SPC policies. The revision to SPC 03-Space Management Space Standards removes the prescribed conference room sizes. Rather, than prescribing sizes for conference rooms, or referencing such rooms as small, medium or large, SPC will program the size of an agency's requested conference room to meet the agency's intended occupancy of that room.

SPC 08-Leasing Requirements for State Properties Commission Rental Agreements for Administrative Space originally addressed only multiyear leases. Staff have refined the policy to define and address each type of administrative lease entered into by SPC, annual rental agreements and multiyear rental agreements. The policy also creates two subcategories of multiyear rental agreements: Short Term Agreements and Long

Term Agreements. Whether a multiyear lease will be considered short or long term is dependent upon the space utilization program size of the space to be leased, as well as the estimated cost of any tenant improvements to a particular space.


SPC 09-Transaction Management Administrative Space, Solicitation and Selection revision provides for the general solicitation methodology to be followed when competitively seeking an annual rental agreement, a short term agreement or long a term agreement. The policy, along with the accompanying Standard Operating Procedures, ensure that no matter what the type or term of the agreement will be, multiple offers from landlords will be sought and compared in order to select the offer that best meets the needs of the requesting agency and the State.

SPC 10 Transaction Management Protest Policy modification removes an interested party's ability to request for hearing in regard their protest of either a solicitation or an award of a contract. The removal of this requirement brings the policy more in line with the protest process adopted by GBA and GSFIC. The policy also clarifies the timeframes within which interested parties may file a protest.

Phil Carlock motioned to approve the request and Steve McCoy seconded the motion. The motion carried unanimously.

Adjournment

Governor Deal requested a motion for adjournment. So moved by Phil Carlock and seconded by Alan Skelton. Meeting adjourned.



Marty W. Smith
Executive Director, State Properties Commission