



STATE PROPERTIES COMMISSION

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

Chairman
Nathan Deal
Governor

Executive Director
Steven L. Stancil

MINUTES

CALLED MEETING
OF THE
STATE PROPERTIES COMMISSION

WEDNESDAY, OCTOBER 31, 2018

STATE CAPITOL, ROOM 107

MEMBERS IN ATTENDANCE:

Governor Nathan Deal, Chairman
Alan Skelton, Vice-Chairman
Steve McCoy, Member
Tricia Hise, Citizen Member (conference call)
Michael Howell, Citizen Member (conference call)
Phil Carlock, Citizen Member (conference call)

IN ATTENDANCE:

Steve Stancil, State Property Officer
Frank Smith, State Properties Commission
Alisa Pereira, State Properties Commission
Heather York, Georgia State Financing & Investment Commission
Cindy Presto, Georgia State Financing & Investment Commission
Morgan Smith-Williams, Georgia State Financing & Investment Commission

Call to order and approval of the September 17, 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 September 17, 2018 meeting. Alan Skelton made a motion to approve the minutes and Steve McCoy seconded the motion. The motion carried unanimously.

Request by the Georgia Secretary of State for the State Properties Commission to enter into a five-year lease with JPMCC 2006-LDP9 INDUSTRIAL 120 LIMITED PARTNERSHIP for approximately 12,466 rentable square feet of space at 120 Interstate North Parkway Southeast, Suite 210, Atlanta, Georgia 30339. (Lease # 10034)

Frank Smith presented the request from the Office of the Secretary of State (SOS) for the State Properties Commission (SPC) to enter into a five-year lease for approximately 12,466 rentable square feet in Northwest Atlanta.

For over 10 years, the Secretary of State's Warehouse operations has occupied approximately 18,000 square feet in Hapeville, Georgia. In December of 2017, the Center for Election Security office space, which had been housed on Kennesaw State's campus for over 10 years, was moved to the Twin Towers as a temporary solution. This space is approximately 3,000 square feet. The warehouse location is inefficient and has had several instances of break-ins and property maintenance issues. Because of these issues, SPC and SOS chose not to enter into a new lease agreement for the warehouse space at expiration of the lease with expectations of relocating this operation prior to the expiration date of June 30, 2018.

SPC identified a potential site for a co-location of both warehouse and office functions in March of 2018. Negotiations proceeded in good faith until June of 2018 when communication from the potential landlord stalled. Ultimately, SPC abandoned negotiations in August of 2018. At that time, due to the fact SPC and SOS were a tenant-at-will in the warehouse location it was determined by the SPC Executive Director that this was an emergency situation.

SPC's contract broker Savills Studley identified six potential sites for consideration by the SOS office and toured four sites with staff of the SOS's office. Potential sites were narrowed to two with Savills seeking initial proposals from both. The site at 120 Interstate North Parkway was determined to be the most advantageous for the State and SPC. Highlights of the terms include:

- 12,466 rentable square feet
- Five-year lease term
- \$18.75/ rentable square foot for a full service lease
- Initial tenant improvement allowance of \$4.50 / rentable square foot

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

Adjournment

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



Steven L. Stancil
Executive Director, State Properties Commission