



STATE PROPERTIES COMMISSION

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

Chairman
Nathan Deal
Governor

Executive Director
Steven L. Stancil

MINUTES

STATE PROPERTIES COMMISSION
CALLED MEETING

MONDAY, SEPTEMBER 17, 2018

STATE CAPITOL, ROOM 107

MEMBERS IN ATTENDANCE:

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

IN ATTENDANCE:

Steve Stancil, State Properties Commission
Frank Smith, State Properties Commission
Alisa Pereira, State Properties Commission
Clark Wong, State Properties Commission
Ryan Remle, State Properties Commission
Kimberly Owen, State Properties Commission
Marvin Woodward, Georgia State Financing & Investment Commission
Heather York, Georgia State Financing & Investment Commission
Christy Sanders, Georgia State Financing & Investment Commission
Cindy Presto, Georgia State Financing & Investment Commission
Morgan Smith-Williams, Georgia State Financing & Investment Commission
Steve Friedman, Department of Natural Resources
Tanisha Thomas, Department of Law
Deadre Hines-Bay, Department of Law
Candice Smith, Georgia Forestry Commission
Bart Gobeil, Georgia Ports Authority
Chris Riley, Office of the Governor
Carey Miller, Office of the Governor

IN ATTENDANCE:

Ryan Germany, Office of the Secretary of State
Stan Brown, City of Oakwood
David Dove, Robbins Firm
Vincent Russo, Robbins Firm

Call to order and approval of the August 21, 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 August 21, 2018 meeting. Phil Carlock made a motion to approve the minutes and Alan Skelton seconded the motion. The motion carried unanimously.

Request by the Department of Natural Resources to acquire approximately 10.04 acres of real property from Pine Mountain Trail Association, Inc. at Franklin D. Roosevelt State Park in Harris County for a consideration of \$30,000. (SPC # 866.13)

Steve Friedman presented the request to acquire approximately 10 acres from Pine Mountain Trail Association at Franklin D. Roosevelt State Park for a consideration of \$30,000. The tract is an important in-holding at the FDR State Park and will lower management costs and will expand recreation opportunities to the area. The purchase price is below the two appraised values of \$35,140 and \$40,000. The source of funding comes from Park's Pass Revenue Park Receipts.

Tricia Hise 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 670.2 acres of real property from The Conservation Fund at Canoochee Sandhills Wildlife Management Area in Bulloch County for a consideration of \$1,112,925. (SPC # 914.14); and to acquire approximately 1,318.9 acres of real property from Warnell Timber and Land, L.P. at Canoochee Sandhills Wildlife Management Area in Bulloch County for a consideration of \$1,707,500. (SPC # 914.16)

Steve Friedman presented two requests to acquire property in Bulloch County at Canoochee Sandhills Wildlife Management Area. The Department originally requested three acquisitions to be considered today but would like to table the Warnell Estate Tract for a later date. The two other requests for consideration are for 670.2 acres from the The Conservation Fund for a consideration of \$1,112,925 and 1,318.9 acres from Warnell Timber and Land, L.P. for a consideration of \$1,707,500. The two tracts are part of four properties assembled to become a new Wildlife Management Area preserving gopher tortoise and eastern indigo snakes. Both requests fall below the appraised values and the sources of funding are from DNR Bond 141, The Knobloch Family Foundation, The Bobolink Foundation and the Conservation Fund.

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

Request by the Georgia Forestry Commission to approve the conveyance of approximately 0.453 of an acre of improved property, the former Lincoln County unit, to Lincoln County for the consideration of \$10 and the requirement that the property be used for public purpose in perpetuity. (SPC # 528.01)

Candice Smith presented the request to convey the former Lincoln County unit consisting of approximately 0.453 of an acre to Lincoln County. The Lincoln County unit has been consolidated in to the Wilkes County

Unit and Forestry is no longer in need of the property. Lincoln County agrees the property will be used for public purpose in perpetuity.

Steve McCoy motioned to approve the request and Tricia Hise seconded the motion. The motion carried unanimously.

Request by the Georgia Forestry Commission to acquire from Janice Knight approximately 2.5 acres of unimproved real property located in Morgan County for a consideration of \$31,250. (SPC # 812.151)

Candice Smith presented the request to acquire 2.5 acres from Janice Knight for a consideration of \$31,250. The property will be used to construct the new Morgan-Walton County unit. Two appraisals were conducted valuing the property at \$8,500 per acre and \$12,500 per acre. The 2018 General Assembly approved \$2,030,000 in bond proceeds for the construction of four new Forestry units. A portion of these funds will be utilized to acquire and improve the property.

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

Request by the Georgia Ports Authority to acquire by donation from Georgia Power Company approximately 42.4 acres of real property located in Chatham County for a consideration of \$10. (SPC # 801.102)

Bart Gobeil presented the request to acquire 42.4 acres from Georgia Power Company in Chatham County for a consideration of \$10. The property is a portion of the former Plant Kraft site. Georgia Power will retain an easement across approximately 3.4 acres for access and utilities. The acquisition would allow for future expansion of the Ports' Garden City terminal.

Steve McCoy motioned to approve the request and Tricia Hise seconded the motion. The motion carried unanimously.

Request by the Georgia Bureau of Investigation to acquire from the City of Pooler approximately 0.51 of an acre of real property in Chatham County for a consideration of \$10. (SPC # 801.101)

Alisa Pereira presented the request by the Georgia Bureau of Investigation to acquire approximately 0.51 of an acre located in Chatham County from the City of Pooler for \$10. At its August meeting, the Board of Public Safety approved the acquisition of the site which is adjacent to the GBI's regional lab facility in Pooler. The city has agreed to convey the property subject to a reversionary interest should the state discontinue use of the property. In addition, the city will pay the fair market value of any improvements on the property at the time of any reversion. The GBI will construct a bomb truck garage on the property, and will use \$1,593,750 in bond funds for site development and garage construction.

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

Request by the Georgia Department of Driver Services to acquire from Collum Properties, Inc. approximately 0.21 of an acre of unimproved real property in Fulton County for a consideration of \$200,000. (SPC # 812.151)

Alisa Pereira presented the request by the Department of Driver Services (DDS) to acquire approximately 0.21 of an acre located in Fulton County for \$200,000. The property is adjacent to the existing DDS

Atlanta Customer Service Center which is in serious need of additional parking for its customers. To acquire and improve the property, DDS will use a portion of \$750,000 in bond funds it was appropriated in 2018. Two appraisals were completed and valued the property at \$170,000 and \$250,000. DDS entered into an option with the seller to purchase the property for \$200,000 subject to SPC board approval, as well as satisfactory environmental inspection and completion of other due diligence.

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

Request by the Georgia Department of Agriculture to approve the conveyance of approximately 10.73 acres of improved property located in Hall County, the former Oakwood Poultry Lab, to the City of Oakwood for the consideration of \$10 and the requirement that the property be used for public purpose in perpetuity. (SPC # 452.18)

Alisa Pereira presented the request by the Department Agriculture to approve the conveyance of approximately 10.73 acres located in Hall County to the City of Oakwood for \$10 and the requirement the property be used for public purpose. The property is the former site of the Oakwood Poultry Lab and was declared surplus in 2015. Resolution Act 308 of the 2015 regular session of the General Assembly authorized the conveyance of the property to a local government or public entity for a consideration of \$10 provided the property be used for public purpose in perpetuity. The legislation was approved by SPC in June of 2015. The city intends to use the property for a community center and a public works facility.

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

Request by the Georgia Public Telecommunications Commission to acquire an easement over approximately 0.03 of an acre from Roy L. and Georgia S. Drake in Meriwether County for a consideration of \$110. (SPC # 839.23)

Alisa Pereira presented the request by the Georgia Public Telecommunications Commission (GPTC) to acquire an easement over approximately 0.03 of an acre located in Meriwether County for the consideration of \$110. GPTC's Board of Directors approved the acquisition of the subject easement at its August 8, 2018 meeting. The easement area is located on property currently owned by Roy and Georgia Drake and located at 891 Whitehouse Parkway in Meriwether County. Due to FCC requirements, GPTC is obligated to transition to new channel assignments, repack seven of its nine television stations and modify its facilities to transmit on a different frequency. In order to meet these obligations, GPTC is in need of the easement in order to locate guy wires for its television tower associated with Television Station WJSP-Warm Springs. An appraisal valued the subject easement at \$110.

Michael Howell motioned to approve the request and Alan Skelton 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 one-year lease with Dade County Board of Commissioners for approximately 9,832 rentable square feet of space at 71 Case Avenue, Trenton, Georgia. (Lease # 5446)

Frank Smith presented the request by the Department of Human Services Division of Family and Children Services (DFCS) for approval to continue leasing the space they are currently in at 71 Case Avenue in Trenton for one year with eight annual renewals. In 2000, Dade County built this building for DFCS's sole use. The facility has been well maintained and should serve DFCS and their clients well into the future.

SPC and Dade County came to terms of a modified gross lease at \$13.42 per square foot, net of utilities and janitorial costs. There are no escalations in the rate through the eight renewal options.

Steve McCoy 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 three-year lease with The Center for Children and Young Adults for approximately 49,000 rentable square feet of space at 325 Fairground Street, Marietta, Georgia. (Lease # 3223)

Frank Smith presented the request by the Department of Human Services Division of Family and Children Services for approval to continue leasing the space they are currently in at 325 Fairground Street in Marietta for a three-year term. DFCS has occupied this location in Marietta since 1991. The location serves DFCS and their clients well. The current landlord has agreed to complete several improvements to the space over the term including: updating all overhead lighting to LED fixtures, renovate the restroom facilities, and repave the parking lot. The negotiated rate of \$15.84 per square foot is well below market and flat for the three-year term. The landlord also agreed to provide 249 parking spaces free of charge.

Tricia Hise motioned to approve the request and Alan Skelton 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 FDS Georgia I, LLC for approximately 112,731 rentable square feet of space at 2300 Parklake Drive NE, Atlanta, Georgia 30345. (Lease # 9079)

Frank Smith presented the request by the Department of Human Service Division of Family and Children Services for approval of a new 20-year lease at 2300 Parklake Drive in Atlanta. DFCS has leased a building in Avondale Estates from DeKalb County since 1990. This building has become functionally obsolete. At the end of May this year, SPC issued a request for proposals. Four proposals were received with three proposals being shortlisted. The selection committee selected FDS State of Georgia, LLC as the apparent awardee. To avoid any confusion as to the awardee being considered an entity of the State of Georgia, the awardee has agreed to change their name to FDS Georgia I, LLC.

Highlights of the deal are:

- \$21.30 per square foot base rate with \$8.49 operating expenses
- 1.015% annual escalation on only the base rate
- Landlord's total improvements to the facility are estimated exceed \$15.6 million
- Landlord will provide a refurbishment allowance of \$7 per square foot at years 7 and 14

Phil Carlock motioned to approve the request and Alan Skelton seconded the motion. Michael Howell recused himself from voting. The motion carried unanimously.

Request by the Georgia Vocational Rehabilitation Agency for the State Properties Commission to enter into a one-year lease with West Wheeler Park Center, L.L.C. for approximately 10,537 rentable square feet of space at 1220 West Wheeler Street, Augusta, Georgia. (Lease # 8740)

Frank Smith presented the request by the Georgia Vocational Rehabilitation Agency (GVRA) for approval to continue leasing the space they are currently in at 1220 West Wheeler Street in Augusta for one year

with eight annual renewal options. GVRA has occupied this location since 2014 and has run out of renewal options. The landlord has agreed to perform several repairs within 60 days of lease execution. The modified gross rental rate of \$14.36 is below market.

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

Request by the Department of Juvenile Justice for the State Properties Commission to enter into a one-year lease with J.P. Communications Corp. for approximately 10,952 rentable square feet of space at 971 Broad Street, Augusta, Georgia 30901. (Lease # 5753)

Frank Smith presented the request by the Department of Juvenile Justice (DJJ) for approval to continue leasing the space they currently occupy at 971 Broad Street in Augusta for one year with eight annual renewal options. DJJ has occupied this location since 2007. It is on the town square and close to the courthouse. The landlord has agreed to a modified gross rental rate of \$14.59 per square foot and several items of repair.

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

Request by the Georgia Department of Community Affairs for the State Properties Commission to enter into a one-year lease with Georgia Housing and Finance Authority for approximately 77,050 rentable square feet of space at 60 Executive Park South, NE, Atlanta, Georgia. (Lease # 5145)

Frank Smith presented the request by the Department of Community Affairs (DCA) for approval to continue leasing the space they currently occupy at 60 Executive Park South in Atlanta. DCA has occupied this location since 1996. DCA is satisfied with the property and location and desires to continue occupying this space. The landlord, Georgia Housing and Finance Authority, has agreed to a \$16.73 per square foot full service rate with no escalations through the eight renewal options.

Alan Skelton 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 Steve McCoy and seconded by Tricia Hise. Meeting adjourned.


Steven L. Stancil
Executive Director, State Properties Commission