



STATE PROPERTIES COMMISSION

47 Trinity Avenue, S.W., Suite G02, Atlanta, Georgia 30334

Chairman
Nathan Deal
Governor

Executive Director
Steven L. Stancil

MINUTES

STATE PROPERTIES COMMISSION

MONDAY, JUNE 6, 2011

STATE CAPITOL - ROOM 107

MEMBERS IN ATTENDANCE:

Governor Nathan Deal, Chair
Greg Griffin, Vice Chair
Tommy Hills, Member
Dr. George Snelling, III, Citizen Member
Mike Mandl, Citizen Member
Mike Nixon, Citizen Member

OTHERS IN ATTENDANCE:

Steven Stancil, State Properties Commission
Frank Smith, State Properties Commission
Heather York, State Properties Commission
J. Wade, State Properties Commission
Sean Griffin, State Properties Commission
Alisa Pereira, Georgia Building Authority
Steve Fanczi, Georgia Building Authority
Lisa Payne, Georgia Building Authority
Carla Blanks, Georgia Building Authority
Marvin Woodward, Georgia State Financing & Investment Commission
Katy Pando, Georgia State Financing & Investment Commission
Angela Gunter, Georgia State Financing & Investment Commission
Mark Williams, Department of Natural Resources
Steve Friedman, Department of Natural Resources
Reggie Lanier, Georgia Forestry Commission
Geoff Rockwell, Georgia Forestry Commission
Curt Soper, Georgia Environmental Finance Authority
Brent Dykes, Georgia Soil & Water Conservation Commission

Andy Dyar, Georgia Soil & Water Conservation Commission
Bob Fulmer, Georgia Soil & Water Conservation Commission
Robert Alden, Technical College System of Georgia
Dr. Randy Peters, Southern Crescent Technical College
Dr. Cathy Mitchell, Southeastern Technical College
Dr. Flora Tydings, Athens Technical College
Chris Riley, Office of the Governor
Debbie Dlugolenski, Office of the Governor
Shannon McGhee, Department of Law
Denise Whiting-Pack, Department of Law
Pamela Cromwell, Department of Law
Robert Morris, Georgia Ports Authority
Marie Roberts, Georgia Ports Authority
Jon Paget, Georgia Bureau of Investigation

CALL TO ORDER AND MINUTES OF PREVIOUS MEETING (12/13/10).

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 December 13, 2010 meeting. Mike Mandl made a motion to approve the minutes as presented and Greg Griffin seconded the motion. The motion carried unanimously.

REQUEST BY THE DEPARTMENT OF NATURAL RESOURCES TO RENEW A 25 YEAR LICENSE AGREEMENT WITH THE U.S. CORPS OF ENGINEERS ON 1.10± ACRE FOR A PUBLIC PARK AND RECREATIONAL PURPOSES AT LAKE GEORGE ANDREWS IN EARLY COUNTY FOR A CONSIDERATION OF \$1. (SPC # 840.06)

Steve Friedman presented the request by the Department of Natural Resources to renew an existing 25-year License Agreement with U. S. Corps of Engineers. The agreement expires July 1, 2011 and the Corps of Engineers has offered to renew the lease for the Department to continue using the Odom Creek Boat Ramp on Lake George Andrews.

George Snelling moved to approve the request by the Department of Natural Resources. Mike Mandl seconded the motion. The motion carried unanimously.

REQUEST BY THE DEPARTMENT OF NATURAL RESOURCES TO ACQUIRE A CONSERVATION EASEMENT OVER APPROXIMATELY 1,000 ACRES FROM WARNELL CONSERVATION, LLC IN BRYAN COUNTY FOR A CONSIDERATION OF \$1,237,500. (SPC # 879.10)

Steve Friedman presented the request by the Department of Natural Resources to acquire a conservation easement from Warnell Conservation, LLC in Bryan County. The approximate 1,000 acres is on the bank of the Canoochee River and adjacent to the northwestern border of Fort Stewart. By acquiring this conservation easement, the Department will ensure the protection of five high priority plants and animals as well as six high priority habitats. The Warnell family has donated 25%

of the value of the easement and the remaining 75% is funded entirely through a United States Fish and Wildlife Service grant of \$1,237,500. Two appraisals were conducted valuing the conservation easement at \$1,581,000 and 1,650,000.

Tommy Hills moved to approve the request by the Department of Natural Resources. Greg Griffin seconded the motion. The motion carried unanimously.

REQUEST BY THE DEPARTMENT OF NATURAL RESOURCES TO ACQUIRE BY PURCHASE APPROXIMATELY 0.54 OF ONE ACRE OF REAL PROPERTY IN HABERSHAM COUNTY FROM TRACY ANN GILREATH AND DON FERGUSON AT CHATTAHOOCHEE RIVER REGIONAL PARK FOR A CONSIDERATION OF \$18,000. (SPC # 825.19)

Steve Friedman presented the request by the Department of Natural Resources to acquire approximately 0.54 of one acre known as the Gilreath Tract. In 2010, the State acquired two tracts on the Chattahoochee River in Habersham and White Counties for use as boat ramps. This additional tract is adjacent to that property and will provide parking and a boat launch ramp. The acquisition improves recreation access to Georgia's rivers, a goal identified in DNR's Parks and Historic Site Division's Statewide Outdoor Recreation Plan.

Greg Griffin moved to approve the request by the Department of Natural Resources. George Snelling seconded the motion. The motion carried unanimously.

REQUEST BY THE DEPARTMENT OF NATURAL RESOURCES TO: (I) ACQUIRE BY QUITCLAIM DEED FROM CHATHAM COUNTY APPROXIMATELY 107.27± ACRES IN TWO PARCELS WITH CHATHAM COUNTY RETAINING RESERVED EASEMENTS FOR ACCESS AND MAINTENANCE OF THE QUACCO CANAL AND A ROCK WEIR AT THE SALT CREEK MITIGATION BANK IN SAVANNAH; AND (II) THE PLACEMENT OF RESTRICTIONS BY THE STATE ON APPROXIMATELY 98.6 ACRES OF THE TRACT IN ACCORDANCE WITH THE REQUIREMENTS OF THE U.S. ARMY CORPS OF ENGINEERS TO ENABLE CHATHAM COUNTY, PURSUANT TO AN INTERGOVERNMENTAL AGREEMENT, TO ESTABLISH AND OPERATE A SALTWATER MITIGATION BANK ON THE PROPERTY IN CONSIDERATION FOR CHATHAM COUNTY PROVIDING THE STATE 25% OF THE MITIGATION CREDITS. (SPC # 801.87, 402.42, 402.43)

Steve Friedman presented the request by the Department of Natural Resources to acquire approximately 107.27 acres from Chatham County. The State owns all coastal marshlands with the exception of marshland conveyed with a Crown Grant or State Grant. Chatham County's intention is to establish a Salt Creek Mitigation Bank to mitigate unavoidable public works impacts to salt water in the county. To accomplish, the County purchased approximately 107 acres of marshland and upland in December 2008. To clarify the State's title in the marshlands, the Board of Natural Resources recommended the State acquire by quit-claim deed approximately 107 acres from the County; place restrictions on the property as required by the U.S. Army Corps of Engineers and in return, the County will provide the State 25% of the mitigation bank credits at no cost.

The Department of Natural Resources will enter into an Intergovernmental Agreement with the County to establish and operate the Bank for 50 years.

Tommy Hills moved to approve the request by the Department of Natural Resources. Greg Griffin seconded the motion. The motion carried unanimously.

NOTIFICATION BY THE DEPARTMENT OF NATURAL RESOURCES OF THE REMOVAL OF APPROXIMATELY 300 ACRES IN ACCORDANCE WITH THAT SUPPLEMENTAL AGREEMENT #1 FROM THE UNITED STATES ARMY CORPS OF ENGINEERS LEASE TO THE DEPARTMENT OF NATURAL RESOURCES, COOSAWATTEE – CARTERS LAKE WILDLIFE MANAGEMENT AREA IN GILMER COUNTY. (SPC # 525.81)

Steve Friedman presented the request by the Department of Natural Resources to dispose of approximately 300 acres at Carters Lake Wildlife Management Area. The Department of Natural Resources entered into an Agreement with the U.S. Army Corps of Engineers to manage 3,200 acres at Coosawattee – Carters Lake. The subject 300 acres is identified as interim lands in the Supplemental Agreement # 1 to the License Agreement and allows the Corps to remove that land from the Lease with a ninety days notice. The Corps of Engineers has exercised that right to remove the land from the Lease for the purpose of expanding a privately owned Carters Lake Marina and Resort.

Mike Mandl moved to approve the request by the Department of Natural Resources. Tommy Hills seconded the motion. The motion carried unanimously.

REQUEST BY THE GEORGIA FORESTRY COMMISSION TO ACQUIRE A CONSERVATION EASEMENT UNDER THE FOREST LEGACY PROGRAM OVER APPROXIMATELY 422.14 ACRES FROM RANCHO SAN ANTONIO, INC. IN TIFT COUNTY FOR A CONSIDERATION OF \$1. (SPC # 870.08)

Geoff Rockwell presented the request by the Georgia Forestry Commission to acquire a conservation easement of approximately 422.14 acres from Rancho San Antonio, Inc. in Tift County. The landowner desires to protect the land from encroaching development by granting the conservation easement for a consideration of \$1. The value of the conservation easement is \$1,905,000. The easement meets the strategic plan and goals of Georgia's Forest Legacy Program and the Georgia Land Conservation Council. It will be administered by the Georgia Forestry Commission and managed by the property owner as a working forest. Accepting the easement will insure that no development will occur and Forestry Best Management Practices will be implemented in perpetuity.

Greg Griffin moved to approve the request by the Department of Natural Resources. Mike Mandl seconded the motion. The motion carried unanimously.

REQUEST BY THE GEORGIA FORESTRY COMMISSION TO ACQUIRE A CONSERVATION EASEMENT UNDER THE FOREST LEGACY PROGRAM OVER APPROXIMATELY 389.24 ACRES FROM MOULTON LANDS, LLC IN EARLY COUNTY

FOR A CONSIDERATION OF \$1. (SPC # 840.05)

Geoff Rockwell presented the request by the Georgia Forestry Commission to acquire a conservation easement of approximately 389.24 acres from Moulton Lands, LLC in Early County for a consideration of \$1. The value of the conservation easement is \$274,000. The easement meets the strategic plan and goals of Georgia's Forest Legacy Program and the Georgia Land Conservation Council. It will be administered by the Georgia Forestry Commission and managed by the property owner as a working forest. Accepting the easement will insure that no development will occur and Forestry Best Management Practices will be implemented in perpetuity.

George Snelling moved to approve the request by the Georgia Forestry Commission. Mike Nixon seconded the motion. The motion carried unanimously.

REQUEST BY THE GEORGIA FORESTRY COMMISSION TO APPROVE THE REVERSION OF 0.215 OF ONE ACRE (FORMER YORKVILLE FIRE TOWER) BY QUITCLAIM DEED IN YORKVILLE, PAULDING COUNTY. (SPC # 483.06)

Frank Smith presented the request on behalf of the Georgia Forestry Commission (GFC) to approve the reversion of 0.215 of one acre to the original grantor, Mrs. Pearl Hicks. As part of the Georgia Forestry Commission's strategic plan to become more efficient by reverting and/or disposing of surplus properties, GFC declared the former Yorkville fire tower surplus and to have the land revert back to original owner.

Mike Mandl moved to approve the request by the Georgia Forestry Commission. George Snelling seconded the motion. The motion carried unanimously.

REQUEST BY THE TECHNICAL COLLEGE SYSTEM OF GEORGIA TO ACQUIRE APPROXIMATELY 2.17 ACRES AT THE GRIFFIN CAMPUS OF SOUTHERN CRESCENT TECHNICAL COLLEGE FROM THE GRIFFIN TECHNICAL COLLEGE FOUNDATION, INC. IN SPALDING COUNTY FOR A CONSIDERATION OF \$10. (SPC # 852.16)

Rob Alden presented the request by the Technical College System of Georgia to acquire approximately 2.17 acres from the Griffin Technical College Foundation for a consideration of \$10. Once construction begins on the new Medical Technology Building at the Griffin Campus of Southern Crescent Technical College, 130 parking spaces will be eliminated. Acquisition of the property will provide the land necessary to add back those lost spaces. The College will utilize local Major Renovation & Repairs funds, tuition and fees for the construction of the parking lot.

Tommy Hills moved to approve the request by the Technical College System of Georgia. George Snelling seconded the motion. The motion carried unanimously.

REQUEST BY THE TECHNICAL COLLEGE SYSTEM OF GEORGIA TO ACQUIRE APPROXIMATELY 10 ACRES AT THE SWAINSBORO CAMPUS OF SOUTHEASTERN TECHNICAL COLLEGE FROM THE EMANUEL COUNTY DEVELOPMENT

AUTHORITY FOR A CONSIDERATION OF \$10. (SPC # 844.19)

Rob Alden stated the Technical College System would like to remove the request to acquire 10 acres at the Swainsboro Campus of Southeastern Technical College and to have it reconsidered at a future Commission meeting.

REQUEST BY THE TECHNICAL COLLEGE SYSTEM OF GEORGIA TO ACQUIRE APPROXIMATELY 17.55 ACRES WITH IMPROVEMENTS THAT INCLUDE A 55,350 SQUARE FOOT BUILDING AND 630 SQUARE FOOT MODULAR CLASSROOM AT THE WALTON CAMPUS OF ATHENS TECHNICAL COLLEGE FROM THE WALTON COUNTY BOARD OF EDUCATION FOR A CONSIDERATION OF \$10. (SPC # 887.04)

Rob Alden presented the request by the Technical College System of Georgia to acquire approximately 17.55 acres including a 55,350 square foot building and a 630 square foot modular classroom from the Walton County Board of Education. Athens Technical College has leased this property since 2006. The County Board of Education has elected not to renew the lease, but is willing to donate the property to the State with a reversionary clause allowing the property to revert back should the State discontinue the public use of the property.

Tommy Hills moved to approve the request by the Technical College System of Georgia. George Snelling seconded the motion. The motion carried unanimously.

REQUEST BY THE GEORGIA SOIL AND WATER CONSERVATION COMMISSION TO BEGIN THE CONDEMNATION PROCESS FOR A PERMANENT FLOOD ELEVATION EASEMENT OF APPROXIMATELY 0.381 OF ONE ACRE AND A TEMPORARY CONSTRUCTION AND STAGING EASEMENT OF APPROXIMATELY 4.459 ACRES TO MAKE IMPROVEMENTS TO OCONEE RIVER SOIL AND WATER CONSERVATION DISTRICT'S SANDY CREEK WATERSHED DAM #23 IN JACKSON COUNTY. (SPC # 909.02)

Brent Dykes presented the request by the Georgia Soil and Water Conservation Commission (GSWCC) to begin the condemnation process for property located in Jackson County. GSWCC owns more than 350 flood control reservoirs in Georgia. Approximately 150 dams have been inspected and classified under the Georgia Safe Dams Program as high hazard dams where dam failure would result in loss of life downstream. Sandy Creek Watershed Dam #23 is the last of five dams proposed for upgrades. To make the improvements, it is necessary to obtain a temporary construction easement of 4.459 acres and a permanent flood elevation easement of 0.381 of one acre over privately owned land.

After a May 2009 public hearing, the landowners allowed geologic field work which was completed in January 2010. Beginning in May 2010, a series of contacts were made with the landowners regarding design plans and possible impacts to a proposed homes site and existing barn/storage building. On October 28, 2010, a construction bid was approved and a notice was sent to the landowners in November that construction would begin. In late November 2010, the landowner's attorney notified GSWCC to cease all construction activities. GSWCC made an offer of settlement

for the value of the easement based upon two appraisals effective February 3, 2011. That offer was rejected.

George Snelling moved to approve the request by the Georgia Soil and Water Conservation Commission to begin the condemnation process. Tommy Hills seconded the motion. The motion carried unanimously.

REQUEST BY THE GEORGIA PORTS AUTHORITY TO ACQUIRE FROM BRANCH BANKING AND TRUST COMPANY (BB&T) (FKA THE SPIVEY TRACT) APPROXIMATELY 48.9 ACRES OF REAL PROPERTY ON HUTCHINSON ISLAND IN CHATHAM COUNTY FOR A CONSIDERATION OF \$5,500,000. (SPC # 801.86)

Robert Morris presented the request by the Georgia Ports Authority to acquire from Branch Banking and Trust Company (BB&T) approximately 48.9 acres in Chatham County for a consideration \$5,500,000. BB&T foreclosed on this property in December 2010 and has entered into an option with the Ports Authority to purchase the property below the appraised values of \$12,000,000 and \$9,988,000. The tract is adjacent to the Colonial property acquired by the Ports in 2007 and directly across from Ocean Terminal. Acquisition of the property will provide 195 acres of uplands and approximately 6,000 feet in river frontage for future expansion of the Savannah Port facilities. Funding will come from GPA Fiscal Year 2011 Internal Capital Funds.

Tommy Hills moved to approve the request by the Georgia Ports Authority. George Snelling seconded the motion. The motion carried unanimously.

REQUEST BY THE GEORGIA BUREAU OF INVESTIGATION TO APPROVE THE ACQUISITION OF APPROXIMATELY 0.28 OF ONE ACRE OF UNIMPROVED PROPERTY FROM MCDUFFIE COUNTY; GBI REGION 7 INVESTIGATIVE OFFICE, IN THE CITY OF THOMSON FOR A CONSIDERATION OF \$10. (SPC # 836.21)

Jon Paget presented the request by the Georgia Bureau of Investigation to acquire 0.28 of one acre from McDuffie County for the purpose of ingress and egress to Georgia Bureau of Investigation (GBI) Region 7 Investigative Office. The Department of Public Safety operated a patrol post and allowed the GBI to use the property for ingress and egress. DPS has since relocated the post and the property reverted back to the City of Thomson and McDuffie County, leaving the GBI office land locked. Acquisition of the property is necessary to maintain reasonable access to their facility.

Mike Mandl moved to approve the request by the Georgia Bureau of Investigation. Mike Nixon seconded the motion. The motion carried unanimously.

REQUEST TO REVISE ACREAGES TO BE CONVEYED TO THE GEORGIA DEPARTMENT OF TRANSPORTATION AND TO THE CITY OF WEST POINT, KIA PROJECT, IN TROUP COUNTY. (SPC # 423.11, 423.12.3, 604.70)

Frank Smith presented the request to revise the acreages to be conveyed to the Georgia Department of Transportation and to the City of West Point as part of the Kia Project. On June 23, 2008,

Commission Members approved the actions in the 2008 Resolution Act 756, Senate Resolution 1012 conveying acreage to the City of West Point for the operation of Kia Parkway and Boulevard and conveyance to Georgia Department of Transportation (GDOT) for the construction of these roads. The legislation did not specify an acreage amount. Construction of the roads is now complete and GDOT requests a conveyance of approximately 135 acres in fee, approximately 2 acre easement to the City of West Point and approximately 9 acres to GDOT.

Greg Griffin moved to approve the request by the Georgia Department of Transportation. Mike Mandl seconded the motion. The motion carried unanimously.

APPROVAL OF 2011 GENERAL ASSEMBLY LEGISLATION.

CONVEYANCE OF STATE OWNED REAL PROPERTIES AS AUTHORIZED BY H.R. 95:

Appling County: The Georgia Department of Transportation proposes to construct a road safety improvement project located north of the Bacon County line to north of State Route 15. This would convey approximately 2.74 acres along State Route 15 currently in the custody of the Georgia Forestry Commission to GDOT for fair market value including cost to cure any damages. (SPC # 490.04)

Burke County: Stuart Rackley is the owner of approximately 58 acres of property adjacent to the Yuchi Wildlife Management Area (WMA) which is operated by the Department of Natural Resources. Mr. Rackley has agreed to donate a conservation easement over his property and a 0.7 of an acre access easement to the State in exchange for a 3.3 acre 30 foot wide access easement along the property line of the WMA. Exchanging this 3.3 acre access easement to Stuart Rackley will allow him better access to his property and will confirm the State's access. (SPC # 927.09)

Calhoun County: The West Georgia Consortium Housing Authority (WGCHA) is an entity representing 6 cities in west Georgia including Edison. They received a federal grant to assist the City with video security systems to augment the police force in high crime areas. The WGCHA desires to lease for \$10 a space on a Georgia Forestry fire tower to mount self contained surveillance equipment. The lease would expire on June 30, 2025. (SPC # 605.32)

Carroll County: The Technical College System of Georgia (TCSG) desires to construct a secondary entrance to its West Georgia Technical College. The current entrance has heavy traffic and is a safety concern near Olympic Road and Georgia Highway 16. Carroll County has agreed to acquire approximately 0.72 of one acre for \$10 to construct and maintain a road tying West Georgia Technical College ingress/egress traffic to Olympic Road. (SPC # 480.07)

Carroll County: 70% of the citizens of the City of Bowdon are below the poverty level. The City desires to purchase an unused Agriculture poultry lab to construct a free clinic for the less fortunate citizens in the area. The State acquired the 2 acres of property from the City's Development Authority in 1994 for \$2,000. The State would convey this property back to the City for the same consideration of \$2,000 as long as it remains in public use. (SPC # 480.08)

Colquitt County: The Department of Defense has no current or future use for the Moultrie armory. The Colquitt County Board of Education (CCBE) desires to acquire the property to house a kindergarten program. This 5 acre tract was donated to the State by the County in 1962. The State

would convey the property back to the CCBE for \$10 so long as it is used for public purpose. (SPC # 463.10)

Dekalb County: The Department of Corrections has no current or future use for the Metro State Prison and Vehicle Repair Center in Dekalb County. The approximately 43 acres was declared surplus on February 28, 2011 and will be conveyed to a local Government entity for the fair market value or by competitive bid as determined by the State Properties Commission. (SPC # 404.11)

Haralson County: The Department of Corrections has no current or future use for the West Georgia Inmate Boot Camp in Haralson County. Haralson County requests the conveyance of the approximate 10.4 acres for public purpose. The property will be conveyed to Haralson County for good and valuable consideration as determined by the State Properties Commission. (SPC # 517.03)

Lowndes County: The City of Valdosta is improving and replacing Tucker Bridge Road at Dukes Bay Canal. The city requires a small strip of land approximately 0.77 of one acre at the rear of the Department of Agriculture's 28 acre Valdosta Farmers Market. The improved safety and traffic flow and \$10 are the consideration for the conveyance. (SPC # 605.38)

Monroe County: State Patrol Post 44 in Forsyth was constructed in 1969 and has outlived its useful life. The county has agreed to demolish and construct a new Post not to exceed \$750,000. The County requires the 3 acre parcel to be titled in its name to spend County funds on the project. The County will convey the property back to the State at the completion of the project with a reversionary clause to be implemented if the State discontinues public use. The consideration for this conveyance will be the construction of the new State Patrol Post. (SPC # 488.06/857.15)

Stephens County: GDOT is improving State Route 17. To complete this road improvement GDOT needs to acquire a strip of land approximately 0.244 of an acre under the custody of the Georgia Forestry Commission (GFC) which is a part of the 1.8 acre former GFC Stephens County District Office. GDOT will purchase property from the State for fair market value including cost to cure any damages. (SPC # 412.08)

Stephens County: Stephens County Commissioners desire to build a fire station on part of the Department of Public Safety's Patrol Post 7 property to improve public safety. The new fire station would be 100% financed, constructed and insured by the County. The County requests a 25 year lease on a 1.06 acre portion of the total 4 acre Post property. The consideration for this lease will be the increased public safety and \$2,700 in improvements made by the County to the State Patrol Post which was originally constructed by the County for State Patrol. (SPC # 412.07)

Toombs County: In order to construct access and operate the Southeastern Early College and Career Academy on the grounds of Southeastern Technical College in Vidalia, the Southeastern Early College and Career Academy (SECCA) desires a 25 year ground lease of 1.02 acres including appurtenant access. A shared building is being constructed partially on the lease area and partly on non-lease area. The building will cost a total of \$6,778,000, of which SECCA will contribute \$2,778,000 for the Academy portion on the lease area. The Academy will allow students to earn credits toward both a high school diploma and a technical diploma or certificate. (SPC # 550.05)

Toombs County: The Department of Defense has no current or future use for the Lyons armory. The City of Lyons requests the conveyance of the 5 acre tract for a sum equivalent to the outstanding General Obligation bonds remaining on the project, which is currently estimated to be approximately \$175,000. The State originally acquired the land from the City for \$5,000. The State will require the

City to use the property for a public purpose/benefit. (SPC # 550.07)

Upson County: The Department of Defense has no current or future use for the Thomaston armory if funds for the Department to renovate and relocate to the former Lorenzo Benn YDC in Fulton County are appropriated to the Department in fiscal year 2012 Appropriations. The 7.05 acres in Thomaston were donated to the State by the City in 1949. The City of Thomaston requests the conveyance of the property for a sum equivalent to the outstanding General Obligation bonds remaining on the project which is currently estimated to be approximately \$30,000. The State will require the City use the property for a public purpose/benefit. (SPC # 553.02)

The Committee Substitute adds 9 more conveyances as listed below:

Baldwin/Wilkinson Counties: The Department of Transportation is improving U.S. Highway 540/Fall Line Freeway Phase 2. Approximately 13.5 acres (approximately 5 acres in Baldwin and 7.5 acres in Wilkinson County) of State owned property is required to be owned in the name of GDOT. GDOT will purchase the property from the State for the fair market value and costs to cure any damages. The Georgia Forestry Commission, custodian agency, has approved the conveyance. (SPC # 558.04/401.61)

Bibb County: The Georgia Department of Community Health is in custody of approximately 0.36 acres known as the Macon Public Health Office. The Georgia Board of Community Health declared the property surplus. The State will sell this property by competitive bid or to the Macon-Bibb County Hospital Authority at fair market value as determined by State Properties Commission. (SPC # 446.26)

Chatham County: The State of Georgia and Chatham County both claim ownership rights in tidally influenced marshlands comprising approximately 106 acres. Chatham County desires to create a saltwater mitigation bank on the property through the permitting process with the U.S. Corps of Engineers (USACE). The State and County have come to an agreement that clears title and that meets the needs of both entities. Chatham County will quit claim any interest it may have in the property to the State and 25% of the credits the bank will generate at no charge to the State. The State will place the required USACE restrictions on the property and through an IGA allow the County to set up, operate and maintain a mitigation bank and use the remaining 75% of the credits. These credits are desperately needed by the County to move forward with road construction and improvement projects. All credits will be used only for public projects in Chatham County. (SPC # 402.42)

Clarke County: The Technical College System of Georgia (Athens Technical College) is in custody of approximately 4.93 acres across US Highway 29 from the main campus. Athens Regional Hospital Authority is the owner of approximately 3.474 acres on the same side of US Highway 29 as the main campus of Athens Technical College. TCSG and Athens Regional are desirous of swapping ownership of said properties. Appraisals have determined the value of the properties to be equal. (SPC # 815.25)

Colquitt County: The Georgia Department of Labor has relocated all activities associated with the Colquitt County office being approximately 0.29 acres to a new location, and has declared the property surplus to the needs of the Department. The property will be sold for the fair market value. (SPC # 463.11)

Greene County: The State of Georgia is the owner of a certain easement containing approximately

6 acres which contains a radio tower. The Greene County Commissioners and the Department of Natural Resources have reached an agreement for the State to convey the above described easement with the State's retention of a reversionary interest and the tower thereon to the Commissioners in consideration for the County Commissioners entering into a fifty (50) year intergovernmental agreement with the Department to allow the State to install and maintain law enforcement communications and other telecommunications equipment on the existing tower or any replacement tower. (SPC # 515.01)

Polk County: Department of Corrections has determined that the Cedartown State Prison, being approximately 12 acres, is surplus to the Departments needs. The Board of Corrections declared the improved property surplus to its needs. The City of Cedartown is desirous of acquiring the property for good and valuable consideration as determined by the State Properties Commission. (SPC # 539.04)

Tommy Hills moved to accept the actions as authorized in House Resolution 95. Mike Mandl seconded the motion. The motion carried unanimously.

GRANTING OF EASEMENTS OVER STATE OWNED REAL PROPERTIES AS AUTHORIZED BY S.R. 103.

Baldwin County: Grant of easement to the City of Milledgeville over approximately 4,153 acres under the custody of the Department of Behavioral Health and Developmental Disabilities, Department of Corrections, State Forestry Commission, and Department of Veterans Service for the operation and maintenance of a water utility system consisting of underground lines, pipes, water towers, fixtures, and the like. The consideration would be water service provided by the City of Milledgeville to the custodial agencies, either free of charge, or at a reduced fee, and for a specified term as determined by the State Properties Commission plus additional consideration, not less than the outstanding bond debt, and such further consideration and provisions as the State Properties Commission may determine to be in the best interest of the State of Georgia. (SPC # 605.64)

Barrow County: Grant of easement to Jackson Electric Membership Corporation over approximately 0.65 of one acre under the custody of the Georgia Department of Natural Resources for the operation and maintenance of an electrical power line. The consideration would be the fair market value, but not less than \$650. (SPC # 605.54)

Butts County: Grant of easement to Butts County Water & Sewer Authority over approximately 0.451 of one acre under the custody of the Department of Corrections for the purpose of constructing, erecting, installing, maintaining, repairing, replacing, inspecting and operating a water line. The consideration would be \$10. (SPC # 605.24)

Cherokee County: Grant of easement to Georgia Power Company over approximately 0.31 of one acre under the custody of the Technical College System of Georgia at the Canton campus of Chattahoochee Technical College for the operation and maintenance of an electrical power line. The consideration would be \$10. (SPC # 605.27)

Effingham County: Grant of easement to Georgia Power Company over approximately 1.010 acre under the custody of the Technical College System of Georgia at the Savannah Technical College campus for the operation and maintenance of an electrical power line. The consideration would be \$10. (SPC # 605.19)

Floyd County: Grant of easement to Jake Hughes Estate over approximately 0.0516 of one acre under the custody of the Department of Education and Department of Labor for the construction, operation, and maintenance of a driveway. The consideration would be \$650. (SPC # 605.65)

Floyd County: Grant of easement to Cave Spring Masonic Lodge #206 F&AM over approximately 0.0516 of one acre under the custody of the Department of Education and Department of Labor for the construction, operation, and maintenance of a driveway. The consideration would be \$650. (SPC # 605.66)

Fulton County: Grant of easement to Georgia Power Company over approximately 0.05 of one acre under the custody of the Georgia Department of Natural Resources at the Rhodes Memorial Hall for the operation and maintenance of an electrical power line. The consideration would be \$10. (SPC # 605.49)

Fulton County: Grant of easement to Georgia Power Company over approximately 0.241 of one acre under the custody of the Technical College System of Georgia at the Atlanta campus of Atlanta Technical College for the operation and maintenance of an electrical power line. The consideration would be \$10. (SPC # 605.20)

Gordon County: Grant of easement to Georgia Department of Transportation over approximately 0.005 of one acre under the custody of the Georgia Department of Defense at the Calhoun Armory for the purpose of constructing, erecting, installing, maintaining, repairing, replacing, inspecting and operating a traffic safety improvement. The consideration would be \$10. (SPC # 605.22)

Gordon County: Grant of easement to North Georgia Electric Membership Corporation over approximately 0.55 of one acre under the custody of the Georgia State Properties Commission at the intersection of Western Atlantic Rail Road and Craigtown Road for the operation and maintenance of an electrical power line. The consideration would be Fair Market Value, but not less than \$650. (SPC # 314.15)

Gordon County: Grant of easement to North Georgia Electric Membership Corporation over approximately 0.55 of one acre under the custody of the Georgia State Properties Commission at the intersection of Western Atlantic Rail Road and Miller Ferry Road for the operation and maintenance of an electrical power line. The consideration would be Fair Market Value, but not less than \$650. (SPC # 304.16)

Gwinnett County: Grant of easement to Georgia Power Company over approximately 0.289 of one acre under the custody of the Technical College System of Georgia at the campus of Lawrenceville campus of Gwinnett Technical College for the operation and maintenance of an electrical power line. The consideration would be \$10. (SPC # 605.42)

Houston County: Grant of easement to Flint Electric Membership Corporation over approximately 0.275 of one acre under the custody of the Technical College System of Georgia at the Warner Robins campus of Middle Georgia Technical College for the operation and maintenance of an electrical power line. The consideration would be \$10. (SPC # 605.26)

Thomas County: Grant of easement to the City of Thomasville over approximately 0.631 of one acre under the custody of the Technical College System of Georgia at the campus of Southwest Georgia Technical College for the construction, operation, and maintenance of a natural gas line on, over, under, upon, across, or through the easement area for the purpose of constructing, erecting,

installing, maintaining, repairing, replacing, inspecting and operating a natural gas line. The consideration would be \$10. (SPC # 605.29)

Wheeler County: Grant of nonexclusive easement to Beasley Timber Management, LLC over approximately 0.08 of one acre under the custody of the Georgia Forestry Commission for the construction, operation, and maintenance of a thoroughfare in, on, over, under, upon, across, or through the easement area for the purpose of constructing, erecting, installing, maintaining, repairing, replacing, inspecting and operating a thoroughfare. The consideration would be Fair Market Value, but not less than \$650. (SPC # 605.39)

George Snelling moved to accept the actions as authorized in Senate Resolution 103. Mike Mandl seconded the motion. The motion carried unanimously.

HERITAGE PRESERVE ACT REVISIONS AS AUTHORIZED BY H.B. 90.

Revise OCGA 12-3-76 (a) and (b) to authorize the State of Georgia to transfer its interests in Heritage Preserve properties to a county or local government upon certain conditions:

- a. written request by the Department of Natural Resources to the Board of Natural Resources to convey fee simple interest with a conservation easement consistent with the best and most important uses in the Heritage Preserve dedication;
- b. after holding a hearing, determination by the Board of Natural Resources that conveyance with a consistent conservation easement is in the best interests of the State;
- c. conveyance is approved by the General Assembly and SPC;
- d. the Department files with the Secretary of State and the County Clerk of Superior Court a notice of the removal of the Heritage Preserve designation simultaneous with the recordation of the conservation easement;
- e. a local government cannot assign its interests to a private entity;
- f. a local government shall not be compelled to accept the transfer of a heritage preserve;
- g. if the local government determines, the property may revert to the State.

Mike Mandl moved to accept the actions as authorized in Senate Bill 90. Mike Nixon seconded the motion. The motion carried unanimously.

REMOVAL OF CONDITIONS FROM 1994 DEED TO GRADY COUNTY (FORMERLY TIRED CREEK STATE PARK) AS AUTHORIZED BY H.R. 71.

On September 2, 1994, the State of Georgia acting by and through the State Properties Commission, conveyed title to a tract of real property consisting of approximately 2,933 acres in Grady County. The Quitclaim deed was subject to certain restrictions and conditions:

- 1) Proceeds from the sale of any property to be approved by SPC and deposited in the State Treasury;
- 2) Any timber harvest must be coordinated with the GA Forestry Commission and proceeds improve the Park.

HR 71 removes the two conditions for good and valuable consideration as determined by the State Properties Commission to be in the best interest of the State of Georgia. State Properties Commission staff recommended removal of the two conditions for \$1 and the requirement for the

creation of several public boat ramps and recreational facilities.

Mike Mandl moved to accept the actions as authorized in House Resolution 71. Mike Nixon seconded the motion. The motion carried unanimously.

REQUEST TO APPROVE THE GRANTING OF FIVE (5) REVOCABLE LICENSE AGREEMENTS:

REQUEST BY THE DEPARTMENT OF NATURAL RESOURCES TO GRANT A REVOCABLE LICENSE TO GEORGIA POWER COMPANY OVER A TOTAL OF 0.032± OF ONE ACRE FOR CONSTRUCTION AND MAINTENANCE OF AN EARLY WARNING SYSTEM AT ALTAMAHA RIVER MOODY FOREST WILDLIFE MANAGEMENT AREA IN APPLING COUNTY FOR A CONSIDERATION OF \$650. (SPC # 605.63)

Steve Stancil presented the request on behalf of the Department of Natural Resources to grant a revocable license to Georgia Power over 0.032 of one acre at Altamaha River Moody Forest Wildlife Management Area in Appling County. Under Nuclear Energy Regulatory Commission regulations, Georgia Power must install an early warning system to service the community in the event of emergency related to the operations of Plant Hatch. The revocable license will allow Georgia Power to begin work on the warning system until legislation is prepared for the 2012 Session of the General Assembly authorizing an easement over the property.

REQUEST BY THE DEPARTMENT OF NATURAL RESOURCES TO GRANT A REVOCABLE LICENSE TO GEORGIA POWER COMPANY OVER APPROXIMATELY 0.05± OF ONE ACRE FOR RELOCATION OF AN OVERHEAD UTILITY LINE, AND OPERATION AND MAINTENANCE OF A NEW UNDERGROUND ELECTRIC POWER LINE CROSSING THE RHODES MEMORIAL HALL PROPERTY IN FULTON COUNTY FOR A CONSIDERATION OF \$650. (SPC # 605.49)

Steve Stancil presented the request on behalf of the Department of Natural Resources to grant a revocable license to Georgia Power for the relocation of an overhead utility line and the installation of a new underground electric power line crossing Rhodes Memorial Hall. As part of the Peachtree Phase III Streetscape Project, all overhead utilities along Peachtree Street between Peachtree Circle and the I-85 Bridge will be relocated underground in order to provide enhanced pedestrian access.

REQUEST BY THE DEPARTMENT OF NATURAL RESOURCES TO GRANT A REVOCABLE LICENSE TO GREYSTONE POWER CORPORATION OVER APPROXIMATELY 2.74 ACRES FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF ELECTRIC POWER LINE CROSSING SWEETWATER CREEK STATE PARK IN DOUGLAS COUNTY FOR A CONSIDERATION OF \$650. (SPC # 605.61)

Steve Stancil presented the request on behalf of the Department of Natural Resources to grant a revocable license to Greystone Power Corporation for the construction of an electric power line crossing Sweetwater Creek State Park in Douglas County for a consideration of \$650. Due to development in the area between Highway 92 and Camp Creek Parkway, an additional electrical

circuit is needed to service an American Red Cross facility and the Douglas County Water and Sewer Authority.

REQUEST BY THE DEPARTMENT OF LABOR AND THE GEORGIA BOARD OF EDUCATION TO GRANT REVOCABLE LICENSES FOR ACCESS ON APPROXIMATELY 0.056 OF ONE ACRE TO THE JAKE HUGHES ESTATE AND TO THE CAVE SPRING LODGE #306 F&AM, CAVE SPRING VOCATIONAL REHABILITATION CENTER, IN FLOYD COUNTY FOR A CONSIDERATION OF \$1. (SPC # 605.67)

Steve Stancil presented the request on behalf of the Department of Labor and the Georgia Board of Education to grant revocable licenses to the Jake Hughes Estate and the Cave Spring Lodge #306 at the Vocational Rehabilitation Center and the Georgia School for the Deaf property in Floyd County. The driveway servicing the State facilities are owned jointly by the Department of Labor and Georgia Board of Education. The revocable licenses and eventual easements will allow the Jake Hughes Estate and the Cave Spring Lodge to access their property via the driveway.

REQUEST BY THE DEPARTMENT OF JUVENILE JUSTICE TO GRANT A REVOCABLE LICENSE TO MASTERS CITY LITTLE LEAGUE, INC. FOR THE USE OF APPROXIMATELY 13.38 ACRES AT THE AUGUSTA YOUTH DEVELOPMENT CENTER IN RICHMOND COUNTY FOR A CONSIDERATION OF \$650. (SPC # 605.65, 605.66)

Steve Stancil presented the request of behalf of the Department of Juvenile Justice to grant a revocable license to Masters City Little League, Inc. for the use of approximately 13.38 acres at the Augusta Youth Development Center in Richmond County for a consideration of \$650. On June 18, 2010, Commission Members accepted the action in 2010 Resolution Act 657, Senate Resolution 1083 authorizing a ground lease to Masters City Little League over 13.38 acres. This area will supplement a 25-year lease on 25 acres that has been in effect since 1996. The new lease has not been executed and Masters City Little League requested a revocable license to begin clearing the property and preparing it as a little league field.

Commission members opted for a mass voting on the five revocable license agreement requests. Mike Mandl moved to approve granting revocable license agreements to Georgia Power Company, Greystone Power Corporation, The Jake Hughes Estate, Cave Spring Lodge #306 F&AM and Masters City Little League, Inc. Mike Nixon seconded the motion. The motion carried unanimously.

Governor Deal requested a motion for adjournment. So moved by Greg Griffin and seconded by George Snelling. Meeting adjourned.



Steven L. Stancil
Executive Director, State Properties Commission