



# 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 BOARD MEETING

APRIL 2, 2014

STATE CAPITOL, ROOM 107

#### MEMBERS IN ATTENDANCE:

Governor Nathan Deal, Chair  
Alan Skelton, Vice Chair (conference call)  
Brian Kemp, Secretary (conference call)  
Steve McCoy, Member  
Phil Carlock, Citizen Member

#### IN ATTENDANCE:

Frank Smith, State Properties Commission  
Steve Stancil, State Properties Commission  
Heather York, State Properties Commission  
Clark Wong, State Properties Commission  
Wayne Clark, State Properties Commission  
Debra Elovich, State Properties Commission  
Alisa Pereira, Georgia Building Authority  
Paul Melvin, Georgia Building Authority  
Sonny Manalili, Georgia Building Authority  
Marvin Woodward, Georgia State Financing & Investment Commission  
Mark Williams, Department of Natural Resources  
Steve Friedman, Department of Natural Resources  
Kevin Duvall, Georgia World Congress Center Authority  
Lindsay Perdue, Georgia World Congress Center Authority  
Chang Jung, Technical College System of Georgia  
Heather Pence, Georgia Piedmont Technical College  
Deborah Anderson-Purcell, Georgia Bureau of Investigation  
Teresa MacCartney, Office of Planning & Budget  
Chris Riley, Office of the Governor  
Bart Gobeil, Office of the Governor

**IN ATTENDANCE:**

Tanisha Thomas, Department of Law  
Shonda Rowe, Department of Law  
Deatra Hines-Bey, Department of Law  
John Breakfield  
Abit Massey  
Tom Crawford

**CALL TO ORDER AND MINUTES OF THE PREVIOUS MEETING (12/09/2013).**

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 9, 2013 meeting. Phil Carlock made a motion to approve the minutes and Steve McCoy seconded the motion. The motion carried unanimously.

**REQUEST BY THE DEPARTMENT OF NATURAL RESOURCES TO ACQUIRE BY PURCHASE APPROXIMATELY 0.24 OF ONE ACRE OF REAL PROPERTY FROM LEILA MAE ECFORD AT ECHECONNEE CREEK WILDLIFE MANAGEMENT AREA IN HOUSTON COUNTY FOR A CONSIDERATION OF \$63,000. (SPC # 878.40)**

**REQUEST BY THE DEPARTMENT OF NATURAL RESOURCES TO ACQUIRE BY PURCHASE APPROXIMATELY 1.81 ACRES OF REAL PROPERTY FROM**

**SOLOMON I. HIRSH AND ALVIN J. HIRSH AT ECHECONNEE CREEK WILDLIFE MANAGEMENT AREA IN HOUSTON COUNTY FOR A CONSIDERATION OF \$48,000. (SPC # 878.41)**

**REQUEST BY THE DEPARTMENT OF NATURAL RESOURCES TO ACQUIRE BY PURCHASE APPROXIMATELY 0.65 OF ONE ACRE OF REAL PROPERTY FROM ROBERT R. CUMMINS AT ECHECONNEE CREEK WILDLIFE MANAGEMENT AREA IN HOUSTON COUNTY FOR A CONSIDERATION OF \$9,000. (SPC # 878.42)**

**REQUEST BY THE DEPARTMENT OF NATURAL RESOURCES TO ACQUIRE BY PURCHASE APPROXIMATELY 0.80 OF ONE ACRE OF REAL PROPERTY FROM RICHARD AND TANYA TAYLOR AT ECHECONNEE CREEK WILDLIFE MANAGEMENT AREA IN HOUSTON COUNTY FOR A CONSIDERATION OF \$80,000. (SPC # 878.43)**

**REQUEST BY THE DEPARTMENT OF NATURAL RESOURCES TO ACQUIRE BY PURCHASE APPROXIMATELY 1.0 ACRE OF REAL PROPERTY FROM PAT BEARD AT ECHECONNEE CREEK WILDLIFE MANAGEMENT AREA IN HOUSTON COUNTY FOR A CONSIDERATION OF \$55,000. (SPC # 878.44)**

**REQUEST BY THE DEPARTMENT OF NATURAL RESOURCES TO ACQUIRE BY PURCHASE APPROXIMATELY 0.27 OF ONE ACRE OF REAL PROPERTY FROM RONNIE COLEMAN AT ROBINS AIR FORCE BASE BUFFER PROJECT IN HOUSTON COUNTY FOR A CONSIDERATION OF \$45,000. (SPC # 878.45)**

**REQUEST BY THE DEPARTMENT OF NATURAL RESOURCES TO ACQUIRE BY PURCHASE APPROXIMATELY 0.34 OF ONE ACRE OF REAL PROPERTY FROM JERRY BURTON AT ROBINS AIR FORCE BASE BUFFER PROJECT IN HOUSTON COUNTY FOR A CONSIDERATION OF \$27,000. (SPC # 878.46)**

Steve Friedman presented the request by the Department of Natural Resources to acquire seven parcels of land located at Robins Air Force Base in Houston County. In an effort to preserve the area for conservation and to protect the base from any issues arising during the next Base Realignment and

Closure Commission, the Department is working with the Central Georgia Joint Development Authority to purchase property around the northern side of the Base. The seven tracts needed to buffer the base are:

- 0.24 of one acre from Leila Mae Eford for a consideration of \$63,000
- 1.81 acre from Solomon Hirsh and Alvin Hirsh for a consideration of \$48,000
- 0.65 of one acre from Robert Cummins for a consideration of \$9,000
- 0.80 of one acre from Richard and Tanya Taylor for a consideration of \$80,000
- 1.0 acre from Pat Beard for a consideration of \$55,000
- 0.27 of one acre from Ronnie Coleman for a consideration of \$45,000
- 0.034 of one acre from Jerry Burton for a consideration of \$27,000

The source of funding for the properties comes from DNR Bond 123. All considerations are within the appraised values.

Phil Carlock motioned to approve the requests by the Department of Natural Resources. Steve McCoy seconded the motion. The motion carried unanimously.

**REQUEST BY THE GEORGIA DEPARTMENT OF ECONOMIC DEVELOPMENT FOR THE STATE TO ACQUIRE AS PART OF A LEGAL SETTLEMENT ANY AND ALL REAL PROPERTY INTERESTS FROM COVENANT MEDIA OF GEORGIA, LLC LOCATED ON THE ZAGLIN-FETKO TRACT, WEST SIDE OF MANGUM STREET SW, ATLANTA FOR THE NEW STADIUM PROJECT FOR \$180,000. (SPC # 812.127.1)**

Frank Smith presented the request on behalf of the Department of Economic Development to acquire all real property interests from Covenant Media as part of a legal settlement. Covenant Media has a 15-year lease to operate a billboard on a small tract of land known as the Zaglin-Fetko tract. This tract of land and all real property interests need to be acquired as part of the New Stadium Project. The consideration will be \$180,000.

Steve McCoy motioned to approve the request by the Department of Economic Development. Phil Carlock seconded the motion. The motion carried unanimously.

**REQUEST BY THE GEORGIA DEPARTMENT OF ECONOMIC DEVELOPMENT FOR THE STATE TO ACQUIRE AS PART OF A LEGAL SETTLEMENT ANY AND ALL REAL PROPERTY INTERESTS FROM SMOOTH TICKETS, INC. LOCATED ON THE ZAGLIN-FETKO TRACT, WEST SIDE OF MANGUM STREET SW, ATLANTA FOR THE NEW STADIUM PROJECT, FOR \$250,000. (SPC # 812.127.2)**

Frank Smith presented the request on behalf of the Department of Economic Development to acquire all real property interests from Smooth Tickets Inc. as part of a legal settlement. Smooth Tickets Inc. operates a parking and ticket pick up business on the Zaglin-Fetko tract under a 15-year lease. This real property interest must be acquired as part of the New Stadium Project. The consideration is \$250,000.

Phil Carlock motioned to approve the request by the Department of Economic Development. Steve McCoy seconded the motion. The motion carried unanimously.

**REQUEST BY THE GEORGIA WORLD CONGRESS CENTER AUTHORITY FOR THE STATE TO ACQUIRE FROM FULTON COUNTY AN APPROXIMATE 0.1057 OF AN ACRE PARCEL FOR THE NEW STADIUM PROJECT FOR \$70,000. (SPC # 812.137)**

Frank Smith presented the request on behalf of the Georgia World Congress Center Authority to acquire 0.10 acres from Fulton County. This is a small tract under the Martin Luther King Jr. Drive viaduct needed as part of the New Stadium Project. Fulton County approved the conveyance on March 19, 2014 for the State's appraised value of \$70,000.

Phil Carlock motioned to approve the request by the Georgia World Congress Center Authority. Steve McCoy seconded the motion. The motion carried unanimously.

**REQUEST BY THE GEORGIA WORLD CONGRESS CENTER AUTHORITY FOR THE STATE TO ACQUIRE PORTIONS OF ABANDONED CITY OF ATLANTA STREETS: ELLIOT STREET, HUNTER STREET, MITCHELL STREET, MITCHELL-HAYNES STREETS TRIANGLE AND OLD MANGUM STREET, TOTALING APPROXIMATELY 1.6486 ACRES FOR THE NEW STADIUM PROJECT FOR \$10. (SPC # 812.128-TRIANGLE & # 812.135-STREETS)**

Frank Smith presented the request on behalf of the Georgia World Congress Center Authority to acquire portions of four city streets and a small triangular parcel of land from the City of Atlanta. These parcels total approximately 1.65 acres and are needed as part of the New Stadium Project. The City approved the conveyances for \$10 on March 3, 2014.

Phil Carlock motioned to approve the request by the Georgia World Congress Center Authority. Steve McCoy seconded the motion. The motion carried unanimously.

**REQUEST BY THE GEORGIA WORLD CONGRESS CENTER AUTHORITY FOR THE STATE TO ACQUIRE, AT THE APPROPRIATE TIME, AN ABANDONED CITY OF ATLANTA STREET (APPROXIMATELY 1.4714 ACRES MANGUM STREET) FOR THE NEW STADIUM PROJECT FOR \$10 AND TO AUTHORIZE THE EXECUTIVE DIRECTOR OF THE STATE PROPERTIES COMMISSION TO DETERMINE THE APPROPRIATE TIME. (SPC # 812.139)**

Frank Smith presented the request on behalf of the Georgia World Congress Center Authority for the State to acquire Mangum Street from the City of Atlanta at the appropriate time as determined by the State Properties Commission Executive Director. Mangum Street provides access to the Zaglin-Fetko parcel that abuts Mangum Street. Until the State has title to the Zaglin-Fetco tract, this needs to remain as an access point. The City is willing to convey the approximate 1.47 acres for \$10 at the appropriate time.

Phil Carlock motioned to approve the request by the Georgia World Congress Center Authority. Steve McCoy seconded the motion. The motion carried unanimously.

**REQUEST BY THE GEORGIA WORLD CONGRESS CENTER AUTHORITY FOR THE STATE OF GEORGIA TO ACQUIRE FROM THE GEORGIA DEPARTMENT OF TRANSPORTATION ANY INTEREST IN THE APPROXIMATELY 43 ACRE NEW STADIUM PROJECT FOR \$10. (SPC # 812.138)**

Frank Smith presented the request on behalf of the Georgia World Congress Center Authority for the State to acquire any interest in the 43 acre New Stadium Project site from the Georgia Department of Transportation. To resolve any questions of title on the New Stadium Project site, the State is asking

GDOT, City and County to convey any interest it may have to the State. GDOT is the first to agree and support our effort to clear title.

Steve McCoy motioned to approve the request by the Georgia World Congress Center Authority. Phil Carlock seconded the motion. The motion carried unanimously.

**REQUEST BY THE GEORGIA BUREAU OF INVESTIGATION TO APPROVE THE ACQUISITION OF APPROXIMATELY 5.07 ACRES OF IMPROVED PROPERTY UPON TERMINATION OF A LEASE/PURCHASE RENTAL AGREEMENT FROM THE DOUGLAS-COFFEE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY, GBI REGION 4 INVESTIGATIVE OFFICE, FOR A CONSIDERATION OF \$10. (SPC # 826.18)**

Deborah Anderson-Purcell presented the request by the Georgia Bureaus of Investigation to acquire 5.07 acres from the Douglas-Coffee County Industrial Development Authority. In 1998, GBI entered into a lease to build the Region 4 Office. The lease included the option for the State to purchase the property after 16 years for a consideration of \$10. GBI's current rent is \$68,000 per year.

Steve McCoy motioned to approve the request by the Georgia Bureau of Investigation. Phil Carlock seconded the motion. The motion carried unanimously.

**REQUEST BY THE GEORGIA BUREAU OF INVESTIGATION TO APPROVE THE ACQUISITION OF APPROXIMATELY 13.07 ACRES OF IMPROVED PROPERTY UPON TERMINATION OF A LEASE/PURCHASE RENTAL AGREEMENT FROM WORTH COUNTY, GBI REGION 15 INVESTIGATIVE OFFICE, FOR A CONSIDERATION OF \$10. (SPC # 960.02)**

Deborah Anderson-Purcell presented the request by the Georgia Bureaus of Investigation to acquire 13.07 acres from Worth County. In 1999, GBI entered into a lease to build the Region 15 Office. The lease included the option for the State to purchase the property after 15 years for a consideration of \$10. GBI's current rent is \$42,000 per year.

Steve McCoy motioned to approve the request by the Georgia Bureau of Investigation. Phil Carlock seconded the motion. The motion carried unanimously.

**REQUEST BY THE GEORGIA DEPARTMENT OF AGRICULTURE TO APPROVE THE CONVEYANCE OF APPROXIMATELY 1.55 ACRES, THE FORMER POULTRY VETERINARY DIAGNOSTIC LAB IN COFFEE COUNTY TO DOUGLAS-COFFEE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY FOR THE CONSIDERATION OF \$10 AND PUBLIC USE. (SPC # 502.06)**

Frank Smith presented the request on behalf of the Department of Agriculture to convey the former Poultry Veterinary Diagnostic Lab in Coffee County to the Douglas-Coffee County Industrial Development Authority. This property was given to the State in 1993 for \$10 and used by Agriculture until 2012 when it was declared surplus. There is no outstanding General Obligation bond debt on the facility and the Authority will use the facility for public purpose.

Phil Carlock motioned to approve the request by the Department of Agriculture. Steve McCoy seconded the motion. The motion carried unanimously.

**REQUEST BY THE TECHNICAL COLLEGE SYSTEM OF GEORGIA TO ACQUIRE FROM THE NEWTON COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY APPROXIMATELY 17.889 ACRES AT GEORGIA PIEDMONT TECHNICAL COLLEGE IN COVINGTON FOR A CONSIDERATION OF \$10. (SPC # 898.09)**

Frank Smith presented the request on behalf of the Technical College System of Georgia to acquire approximately 17.9 acres from the Newton County Industrial Development Authority. Georgia Piedmont Technical College has been using this property for classrooms, offices and conference center under a lease since 1999. The lease now provides for a purchase option in favor of the State to acquire the property for \$10.

Steve McCoy motioned to approve the request by the Technical College System of Georgia. Phil McCoy seconded the motion. The motion carried unanimously.

**REQUEST BY THE GEORGIA FORESTRY COMMISSION TO ELECT NOT TO EXERCISE THE RIGHT OF FIRST REFUSAL TO PURCHASE PROTECTED PROPERTY (TARVA PLANTATION) UNDER A CONSERVATION EASEMENT OVER APPROXIMATELY 5,185 ACRES IN DOUGHERTY AND BAKER COUNTIES OWNED BY BARBARA HUNTER AND J. RUKIN JELKS (TRUSTEE OF THE BARBARA HUNTER PERSONAL RESIDENCE TRUST). (SPC # 934.04.1-BAKER & # 804.35.1-DOUGHERTY)**

Frank Smith presented the request on behalf of the Georgia Forestry Commission to elect not to exercise the right of first refusal to purchase 5,185 acres known as the Tarva Plantation. In 2005, the State was given a permanent conservation easement over the 5,000 plus acres. That conservation easement included a right of first refusal in favor of the State before the property could be sold to another party. The owners informed the State that there is a proposed sale at approximately \$3,000 per acre or \$14.9 million. The State's conservation easement would stay in place with the new owner.

Phil McCoy motioned to approve the request by the Georgia Forestry Commission. Steve McCoy seconded the motion. The motion carried unanimously.

**REQUEST BY THE STATE PROPERTIES COMMISSION, SPACE MANAGEMENT DIVISION, TO REVISE STATE SPACE STANDARDS ADOPTED BY THE COMMISSION ON AUGUST 24, 2012; TO IMPROVE UTILIZATION AND TO PROVIDE COST EFFECTIVENESS IN STATE AGENCY LEASED AND OWNED ADMINISTRATIVE OFFICE SPACE.**

Frank Smith presented the request by the staff of the State Properties Commission to revise the Statewide Space Standards in order to improve utilization and cost effectiveness in State agency leased and owned administrative office space. These standards ensure consistency across all of State government. A few examples of the changes are less enclosed offices but more open space to increase circulation and encourage collaboration. Also, a reduction in the size requirements of individual space would allow more group or flexible space.

Steve McCoy motioned to approve the request by the State Properties Commission. Phil Carlock seconded the motion. The motion carried unanimously.

**REQUEST BY THE STATE PROPERTIES COMMISSION STAFF TO APPROVE REVISIONS TO POLICIES OF THE COMMISSION.**

Frank Smith presented the request by the Staff of the State Properties Commission to revise leasing policies of the Commission. In December of 2012, the Commission approved leasing policies related to

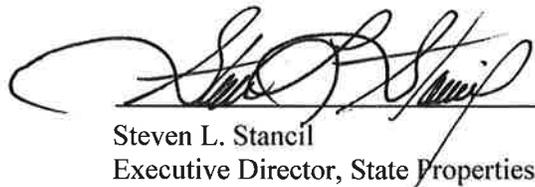
the new authority granted by law to enter into multi-year leases. With the assistance of the Attorney General's office, the revised policies modify two areas.

Current policies were too restrictive in the length of term staff could negotiate based on the size of the leased space. The revised policies are simplified and increase flexibility and should allow for more favorable economic terms for the State. The new policy will provide any lease below 10,000 square feet, a maximum term of 10 years and any lease above 10,000 square feet, a maximum of 20 years. Another new element is the addition of a Best and Final period into the State's RFP process for leased space. During the best and final period the leasing specialist would be allowed to negotiate individually or collectively with finalist to arrive at a best and final offer which would be presented to the State's selection committee.

Phil Carlock motioned to approve the request by the State Properties Commission. 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 Phil McCoy. Meeting adjourned.



Steven L. Stancil  
Executive Director, State Properties Commission