



# 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

MONDAY, NOVEMBER 18, 2013

STATE CAPITOL, ROOM 107

#### **MEMBERS IN ATTENDANCE:**

Governor Nathan Deal, Chair  
Alan Skelton, Vice Chair  
Steve McCoy, Member  
Phil Carlock, Citizen Member  
Dr. George Snelling, Citizen Member (conference call)

#### **IN ATTENDANCE:**

Steve Stancil, State Properties Commission  
Marvin Woodward, Georgia State Financing and Investment Commission  
Frank Smith, State Properties Commission  
J. Wade, State Properties Commission  
Wayne Clark, State Properties Commission  
Steve Fanczi, Georgia Building Authority  
Carla Blanks, Georgia Building Authority  
Paul Melvin, Georgia Building Authority  
Alisa Pereira, Georgia Building Authority  
Sonny Manalili, Georgia Building Authority  
April King, Georgia Building Authority  
Frank Poe, Georgia World Congress Center Authority  
Kevin Duvall, Georgia World Congress Center Authority  
Lindsay Perdue, Georgia World Congress Center Authority  
Shonda Rowe, Georgia Department of Law  
Clark Wong, Georgia Department of Law  
Tanisha Thomas, Georgia Department of Law  
Vincent Russo, Office of the Secretary of State  
Chris Riley, Office of the Governor  
Bart Gobeil, Office of the Governor  
Ryan Teague, Office of the Governor  
Teresa MacCartney, Office of Planning and Budget

**CALL TO ORDER AND MINUTES OF THE PREVIOUS MEETING (OCTOBER 10, 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 October 10, 2013 meeting. Steve McCoy made a motion to approve the minutes and Phil Carlock seconded the motion. The motion carried unanimously.

**REQUEST BY THE GEORGIA DEPARTMENT OF ECONOMIC DEVELOPMENT TO APPROVE THE CONVEYANCE OF APPROXIMATELY 1.59 IMPROVED ACRES, THE FORMER GEORGIA SPORTS HALL OF FAME IN MACON, TO THE DEVELOPMENT AUTHORITY OF BIBB COUNTY FOR THE CONSIDERATION OF THE OUTSTANDING BOND BALANCE AMOUNT OF \$138,994.**

**(SPC FILE # 446.32)**

Frank Smith presented the request on behalf of the Department of Economic Development to approve the conveyance of approximately 1.59 acres, the Georgia Sports Hall of Fame building, to the Bibb County Development Authority. This past session, the General Assembly authorized this conveyance subject to SPC approval. The Development Authority would pay the State the outstanding debt on the facility which is approximately \$140,000. The Development Authority would lease the building to New Town Macon whose mission is to revitalize downtown Macon. New Town Macon will enter into a management agreement to allow the Georgia Sports Hall of Fame to continue to operate in the building free of charge.

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 DEPARTMENT OF ECONOMIC DEVELOPMENT FOR THE STATE TO ACQUIRE THE MARKET VALUE OF A LEASE AND BILLBOARD FROM CBS OUTDOOR, INC. LOCATED AT 0 MANGUM STREET, SW IN ATLANTA ON CALLAWAY FOUNDATION, INC. PROPERTY FOR THE NEW STADIUM PROJECT FOR \$60,000. (SPC FILE # 812.129.1)**

Frank Smith presented the request on behalf of the Department of Economic Development to approve the acquisition of the market value of a lease and billboard from CBS Outdoor, Inc. This item and the next three are acquisitions for the New Stadium project. This billboard is on property owned by the Callaway Foundation which is also necessary to acquire for the stadium project. SPC staff negotiated a price of \$60,000 which was accepted on November 5th and our goal is to close on this property by November 30th.

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 BY PURCHASE APPROXIMATELY 0.4586 OF ONE ACRE LOCATED AT 0 MANGUM STREET, SW IN ATLANTA FOR THE NEW STADIUM PROJECT FROM THE CALLAWAY FOUNDATION, INC. FOR \$800,000. (SPC FILE # 812.129)**

Frank Smith presented the request on behalf of the Department of Economic Development to approve the acquisition of approximately 0.46 acre of property required for the New Stadium project. The Callaway Foundation owns this property. SPC staff negotiated the purchase price of \$800,000 which is within appraised values and was accepted by Callaway on November 7th.

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 DEPARTMENT OF ECONOMIC DEVELOPMENT FOR THE STATE TO ACQUIRE APPROXIMATELY 2.35 ACRES LOCATED AT 413 MITCHELL STREET, SW IN ATLANTA FROM FRIENDSHIP BAPTIST CHURCH FOR THE NEW STADIUM PROJECT FOR \$10. (SPC FILE # 812.136)**

Frank Smith presented the request on behalf of the Department of Economic Development to approve the acquisition of approximately 2.35 acres located on Mitchell Street from Friendship Baptist Church. The City of Atlanta negotiated an agreement with StadCo and the Church for acquisition of the property for \$19.5 million which will be paid for by StadCo. The State's consideration for the acquisition is \$10. The Church has requested a short term lease for their use of the property between closing and the start of construction.

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

**REQUEST BY THE GEORGIA DEPARTMENT OF ECONOMIC DEVELOPMENT FOR THE STATE TO ACQUIRE BY PURCHASE APPROXIMATELY 0.2507 OF ONE ACRE LOCATED AT 0 MARTIN LUTHER KING JR. DRIVE IN ATLANTA FROM EARL M. LEIFFER FOR THE NEW STADIUM PROJECT FOR \$434,000. (SPC FILE # 812.131)**

Frank Smith presented the request on behalf of the Department of Economic Development to approve the acquisition of approximately 0.25 of one acre on Martin Luther King Jr. Drive from Mr. Earl Leiffer for the New Stadium project. SPC staff negotiated a purchase price of \$434,000 which is within appraised values and was accepted by Mr. Leiffer on Nov 8th.

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

**ADJOURNMENT.**

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

  
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Steven L. Stancil  
Executive Director, State Properties Commission