



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 BOARD MEETING

JUNE 23, 2016

STATE CAPITOL, ROOM 107

MEMBERS IN ATTENDANCE:

Governor Nathan Deal, Chairman
Alan Skelton, Vice-Chairman
Brian Kemp, Secretary
John Breakfield, Citizen Member
Michael Howell, Citizen Member
Phil Carlock, Citizen Member

IN ATTENDANCE:

Steve Stancil, State Property Officer
Heather York, State Property Officer
Frank Smith, State Properties Commission
Alisa Pereira, State Properties Commission
J. Wade, State Properties Commission
Clark Wong, State Properties Commission
Ryan Remle, State Properties Commission
Tamika Crittenden, State Properties Commission
Mikki Hutchins, State Properties Commission
Christy Sanders, Georgia State Financing & Investment Commission
Shelby Perdue, Georgia Building Authority
Steve Fanczi, Georgia Building Authority
Mark Williams, Department of Natural Resources
Steve Friedman, Department of Natural Resources
Tanisha Thomas, Department of Law
Mary Jo Volkert, Department of Law
Daniel Wolcott, Department of Law
Chris Riley, Governor's Office

IN ATTENDANCE:

Ryan Teague, Governor's Office
Teresa MacCartney, Governor's Office of Planning & Budget
Sara Honeywill, Technical College System of Georgia
Gretchen Corbin, Technical College System of Georgia
Travis Johnson, Technical College System of Georgia
Deborah Anderson-Purcell, Georgia Bureau of Investigation
Joan Crumpler, Department of Public Safety
Matt Cline, Department of Transportation
Brent Cook, Department of Transportation
Robyn Crittenden, Department of Human Services
Gwann Perryman, Department of Human Services
Sherri Calhoun, Department of Human Services
Gerlda Hines, Department of Human Services
Donna Moore, Department of Public Health
Rick Valentine, Department of Behavioral Health & Developmental Disabilities
Austin Trott, Senate Budget Office
Rich Goldberg
Brian Holmes, Dentons
Anthony Smith, Friends of Bobby Jones Golf Course
Mike Couch, Central State Hospital Local Redevelopment Authority
Kristina Torres, Atlanta Journal Constitution
Maggie Lee, Creative Loafing
Roger Moister

Call to order and minutes of the previous meeting (December 16, 2015).

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 16, 2015 meeting. Brian Kemp made a motion to approve the minutes and Michael Howell seconded the motion. The motion carried unanimously.

Request by the Department of Natural Resources to acquire approximately 18.78 acres from the Estate of Fred Baker for the Robins Air Force Base Buffer Project at Echeconnee Creek Wildlife Management Area in Houston County for a consideration of \$75,000. (SPC #878.108)

Steve Friedman presented the request by the Department of Natural Resources to acquire approximately 18.78 acres from the Estate of Fred Baker for a consideration of \$75,000. The property is located at Echeconnee Creek Wildlife Management Area, adjacent to 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 source of funding is DNR Bond 120 and two appraisals were conducted with the purchase prices falling within the appraised values.

Brian Kemp 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 792 acres of real property from The Nature Conservancy at Altamaha Wildlife Management Area in McIntosh County for a consideration of \$1,166,316.16. (SPC #823.36)

Steve Friedman presented the request by the Department of Natural Resources to acquire approximately 792 acres from the Nature Conservancy as an addition to the Altamaha Wildlife Management Area for a consideration of \$1,166,316.16. Acquiring this tract will improve fishing, hunting, hiking and greatly improve access to the WMA. The area also has a high concentration of gopher tortoise. The Nature Conservancy acquired the tract for \$1.8 million and sold a restrictive easement to the Marine Corps for \$700,000 as a buffer to the Townsend Bombing Range. This lowered the State's cost to \$1,166,316. Source of funds are DNR Bond 120 and U.S. Fish and Wildlife Coastal Wetland Grant.

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

Request by the Department of Natural Resources to acquire approximately 3,012 acres of real property from The Nature Conservancy, Stage I of the Sansavilla Tract at Altamaha River-Sansavilla Wildlife Management Area in Wayne County for a consideration of \$4,670,000. (SPC #905.10)

Steve Friedman presented the request by the Department of Natural Resources to acquire approximately 3,012 acres from The Nature Conservancy (TNC) at Altamaha River-Sansavilla Wildlife Management Area. The Sansavilla tract is a popular recreation area with high ecological values containing a large population of gopher tortoises. The overall area consists of 19,500 acres and will be acquired in three stages with today's request as Stage I. TNC will retain timber rights for 11 years over 740,000 acres and issue a restrictive easement to the Marine Corps as a buffer to Townsend Bombing Range. Consideration is \$4,670,000 and the source of funding is DNR Bond 120, Bond 135, U.S. Fish and Wildlife Service and the Knobloch Family Foundation.

Brian Kemp motioned to approve the request and Alan Skelton seconded the motion. The motion carried unanimously.

Request by the Department of Natural Resources to acquire approximately 80 acres of real property from Don and Sheila Tidwell at Paulding Forest Wildlife Management Area in Polk County for a consideration of \$200,000. (SPC #851.19)

Steve Friedman presented the request by the Department of Natural Resources to acquire approximately 80 acres from Don and Sheila Tidwell for a consideration of \$200,000. The tract will add recreational value to Paulding Forest Wildlife Management Area. Two appraisals were conducted and the purchase price falls within the appraised values. Source of funding is a U.S. Forest Service Forest Legacy Grant and R. Howard Dobbs, Jr. Foundation.

Governor Deal thanked all the have partnered with the Department of Natural Resources in acquiring the various properties and that it would not have been possible without their support.

Brian Kemp 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 6,869 acres of real property from the Pasture, LLC and South Construction Company, Inc. in Irwin County for a consideration of \$15,032,563.50. (SPC #944.05)

Steve Friedman presented the request by the Department of Natural Resources to acquire approximately 6,869 acres from Pasture, LLC and South Construction Company, Inc. for a consideration of \$15,032,563.50. The tract contains a large population of the gopher tortoise along with other federally threatened species. It will also create public recreation in area where it does not currently exist. The source of funding will come from DNR Bond 135, U.S. Army Compatible Use Buffers Grant, U.S. Forest Service Forest Legacy Grant, U.S. Fish and Wildlife Service Recovery and Pittman-Robertson Grants and the Knobloch Family Foundation.

Brian Kemp motioned to approve the request and Alan Skelton seconded the motion. The motion carried unanimously.

Request by the Department of Natural Resources to acquire approximately 117.01 acres of real property adjacent to Panola Mountain State Park in Rockdale and DeKalb Counties, from the Department of Transportation for the consideration of the Department of Natural Resources' completion of needed repairs to the Lower Alexander Lake Dam. (SPC #841.23; #803.34)

Steve Friedman presented the request by the Department of Natural Resources to acquire approximately 117 acres from the Georgia Department of Transportation (GDOT) at Panola Mountain State Park. GDOT acquired the property in order to remove the Lower Alexander Lake Dam and restore riparian buffer rights along the South River, but GDOT abandoned its original plan. Under an intergovernmental agreement, DNR has been managing the property for recreational purposes since 2008. Because the dam is in need of repairs, DNR will acquire the property in exchange for completion of the needed repairs.

Phil Carlock motioned to approve the request and Brian Kemp seconded the motion. The motion carried unanimously.

Request by the Department of Natural Resources to enter into five (5) separate twenty-five (25) year leases for a consideration of \$10 each at: Mistletoe State Park with the U.S. Army Corps of Engineers in Columbia County; Elijah Clark State Park with the U.S. Army Corps of Engineers in Lincoln County; Paulding Forest Wildlife Management Area with Georgia Power Company in Paulding County; Sheffield Wildlife Management Area with Georgia Power Company in Paulding County; and Lake Seminole State Park with the U.S. Army Corps of Engineers in Seminole County. (SPC #802.06; #831.34; #831.35; #867.05; #948.01)

Steve Friedman presented the request by the Department of Natural Resources to enter into five separate twenty-five leases for a consideration of \$10 each. Three leases are with the U.S. Army Corps of Engineers at Mistletoe State Park, Elijah Clark State Park and Lake Seminole State Park. Two leases are with Georgia Power at Paulding Forest WMA and Sheffield WMA. Revenue from the parks will offset the operating costs.

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

Request by the Department of Natural Resources for the approval of the issuance of a Revocable License Agreement to Transcontinental Gas Pipe Line Company, LLC for the construction and installation of a natural gas pipeline and associated equipment through the following properties: approximately 0.69 of an acre in Bartow County; 0.33 of an acre in Carroll and Coweta Counties;

0.22 of an acre in Gordon County; 0.26 of an acre in Murray County; 1.1 acres in Murray and Whitefield Counties; 10.47 acres in Paulding County; and 1.03 acres in Bartow County for a consideration of \$650. (SPC #605.255; #303.36)

Frank Smith presented the request on behalf of the Department of Natural Resources to approve the issuance of a revocable license agreement to Transco Gas Pipeline Company and authorize the Executive Director of the State Properties Commission to execute the revocable license agreement and easement agreement provided that there is no legislative objection to the additional 0.21 acres in Bartow County. The General Assembly authorized the granting of easements through various state properties totaling approximately 14.1 acres to install and operate a natural gas line. A revocable license will allow Transco to begin preliminary work while the final steps of the easement process are completed.

In addition to the property authorized by the General Assembly; SPC staff requests an additional 0.21 acres in Bartow County to be included which is part of the proposed pipeline route but was originally identified by Transco as CSX property. This tract is actually owned by the State as part of the Western and Atlantic Railroad property.

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

Request by the Technical College System of Georgia for the State to acquire from Lanier Technical College Foundation approximately 8.154 acres at Lanier Technical College in Hall County for a consideration of \$10. (SPC #868.23)

Gretchen Corbin presented the request by the Technical College System of Georgia to acquire approximately 8.15 acres from the Lanier Technical College Foundation for a consideration of \$10 and to delegate to the Executive Director of SPC the ability to take any actions necessary to resolve any title concerns and to proceed to closing at the appropriate time. The property is adjacent to the recently acquired 88 acre tract at Howard Road and Georgia Highway 365 which will be used as the new location for Lanier Tech's campus. The site will be used as a proposed campus conference center and the new campus would grow the college from 2,320 students to an estimated 2,700. The increase is expected to generate about \$1,500,000 an additional income annually which includes \$500,000 from the planned conference center.

Phil Carlock motioned to approve the request and Brian Kemp seconded the motion. The motion carried unanimously.

Request by the Technical College System of Georgia to acquire from the Ogeechee Technical College Foundation, Inc. approximately 5.0 acres at Ogeechee Technical College in Bulloch County for a consideration of \$10. (SPC #914.13)

Gretchen Corbin presented the request by the Technical College System of Georgia to acquire approximately 5.0 acres from the Ogeechee Technical College Foundation for a consideration of \$10. The tract is the future site of a 45,015 square foot Plant Operations Building for Ogeechee Technical College. The tax value of the property is \$38,800.

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

Request by the Technical College System of Georgia to grant a one year lease with two one-year renewals to the Coffee County Board of Education for use of approximately 15,635 square feet, being a portion of the Allied Health & Public Safety Building, located at Coffee County Campus of Wiregrass Georgia Technical College for a rental rate of \$10 per year. (SPC #502.07)

Gretchen Corbin presented the request by the Technical College System of Georgia to grant a one year lease with two one-year renewals to the Coffee County Board of Education. The lease is for approximately 15,635 square feet within the Allied Health and Public Safety Building of Wiregrass Georgia Technical College Coffee County Campus. Because the lease of the facility will be used for public purpose and benefit the Coffee College & Career Academy, rental rate is \$10 per year. Additionally, the Board of Education will be responsible for reimbursement of all utilities and maintenance costs.

Phil Carlock motioned to approve the request and John Breakfield seconded the motion. The motion carried unanimously.

Request by the Georgia Bureau of Investigation to acquire from the City of Pooler approximately 4.92 acres of real property and an easement for access and sign in Chatham County for a consideration of \$10. (SPC #801.95)

Deborah Anderson-Purcell presented the request by the Georgia Bureau of Investigation to acquire approximately 4.92 acres from the City of Pooler for a consideration of \$10. GBI's intended use for the property is to construct its Coastal Crime Lab, Medical Examiner and Morgue Office. GBI is also requesting the acquisition of an easement through adjacent City property for an entrance and exit drives, installation of signage, utilities and the expansion and use of an existing detention pond.

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

Request by the Department of Public Safety to acquire from the Georgia Department of Transportation approximately 5.0 acres of real property in Henry County for a consideration of \$1. (SPC #876.04)

Joan Crumpler presented the request by the Department of Public Safety to acquire 5.0 acres from the Georgia Department of Transportation for a consideration of \$1. The tract is the current location for the Department of Public Safety's Motor Carrier Compliance Division as the central location for maintenance and calibration of portable static scales. The Compliance Division was transferred from the Department of Transportation to Public Safety in 2001 and the scale barn has been in use for more than 30 years. GDOT is not asking for fair market value for the conveyance, only that should the property no longer be used for transportation purposes, title will revert back to GDOT.

Brian Kemp motioned to approve the request and Phil Carlock seconded the motion. The motion carried unanimously.

Request by the Georgia Department of Public Safety to grant a ten-year ground lease to the various federal agencies, including the United States Department of Justice, the Federal Bureau of Investigation, and the Drug Enforcement Administration, for approximately 64 square feet of property, being a portion of Georgia State Patrol Post 4, located at 746 Bankhead Highway in Villa Rica, Carroll County, Georgia for the rental rate of \$10 per year. (SPC #480.10)

Joan Crumpler presented the request by the Department of Public Safety to grant a ten-year lease to the U.S. Department of Justice, the Federal Bureau of Investigation and the Drug Enforcement Administration for approximately 64 square feet of property located at Georgia State Patrol Post 4 in Villa Rica. A non-climate controlled shed is located on the site and the Federal Agencies have proposed moving a climate controlled shed onto the property and will donate it to DPS at the end of the lease.

Brian Kemp motioned to approve the request and Michael Howell seconded the motion. The motion carried unanimously.

Request by the Georgia Department of Public Safety to surplus its interest in the ground lease of three tracts totaling approximately 10.86 acres including a hangar at Fulton County Airport-Brown Field a/k/a Charlie Brown Airport, 4005 Fulton Industrial Boulevard in Fulton County, and conveyance of the ground lease interest to the Georgia Aviation Authority. (SPC #406.66)

Joan Crumpler presented the request by the Department of Public Safety to surplus its interest in a ground lease of approximately 10.86 acres at Fulton County Airport and to conveyance the ground lease interest to the Georgia Aviation Authority. The lease and hangar were originally acquired in 2007 by the Department of Transportation and in 2012, was assigned to Department of Public Safety.

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

Request by the George L. Smith II Georgia World Congress Center Authority, on behalf of the Georgia Department of Economic Development, for the State to acquire the real property interests of the Georgia Department of Transportation in approximately 4.99 acres of International Boulevard located in the city of Atlanta, for a consideration of \$1. (SPC #812.77.11)

Alisa Pereira presented the request by the Georgia World Congress Center Authority (GWCCA), on behalf of the Department of Economic Development (DEcD) for approval of the acquisition of approximately 4.99 acres of International Boulevard from the Department of Transportation for a consideration of \$1. The property is a key segment between Centennial Olympic Park Drive and Phillips Drive and is adjacent to the New Stadium Project. The acquisition is requested in order to settle title to the property in the name of the State. The property will be maintained by the GWCCA under its management agreement with DEcD.

Brian Kemp motioned to approve the request and Alan Skelton seconded the motion. The motion carried unanimously.

Request by the Georgia Department of Economic Development to convey an approximately 1.1913 acres of the new Martin Luther King, Jr. Boulevard, SW to the City of Atlanta for a consideration of \$10. (SPC #406.67)

Alisa Pereira presented the request of behalf of the Department of Economic Development for approval of the conveyance of 1.193 acres of the new Martin Luther King, Jr. Boulevard to the City of Atlanta for a consideration of \$10. The property is part of the road reconstruction required by the New Stadium Project. The State will retain interest in the sidewalk portions that are adjacent to the Stadium for the use of GWCCA. The property's value is determined to be nominal, and therefore the expedited conveyance process was employed by SPC staff; no legislative objections have been received.

Brian Kemp motioned to approve the request and Michael Howell seconded the motion. The motion carried unanimously.

Request by the Georgia Department of Defense to convey approximately 0.314 of an acre to John and Rene Starrett to resolve an encroachment on the Hartwell Armory tract, located at 5004 Fairview Avenue, Hartwell in Hart County for a consideration of \$10,000. (SPC #409.03)

Alisa Pereira presented the request of behalf of the Georgia Department of Defense for approval of the conveyance of approximately 0.314 of an acre to John and Rene Starett for the consideration of \$10,000. Mr. and Mrs. Starett built a portion of their home on part of the acreage of the Hartwell Armory resulting in an encroachment. SPC has specific authority to resolve encroachments on State property. An appraisal values the .314 of an acre at \$10,000. The Starett's have agreed to purchase the affected armory property for \$10,000 in order to resolve the encroachment.

Phil Carlock motioned to approve the request and Brian Kemp seconded the motion. The motion carried unanimously.

Request by the Georgia Department of Defense to grant a non-exclusive easement to the City of Canton on approximately 0.232 of an acre located at the Canton Armory for the construction, operation and maintenance of an underground waterline to serve the needs of the adjacent wastewater treatment plant in Cherokee County for a consideration of \$10. (SPC #605.259)

Alisa Pereira presented the request of behalf of the Georgia Department of Defense for approval of the granting of a non-exclusive permanent easement through a portion of the Canton Armory to the City of Canton for a consideration of \$10. The City of Canton is installing an underground water line through the armory property to serve the needs of an adjacent wastewater treatment plant. The value of the easement is estimated to be \$13,500. However, because the waterline will benefit the armory, the proposed consideration for the easement will be \$10. SPC sought legislative approval for the conveyance through its expedited conveyance process, and no objections have been received.

Michael Howell motioned to approve the request and Brian Kemp seconded the motion. The motion carried unanimously.

Request by the Department of Behavioral Health and Developmental Disabilities for the State Properties Commission to delegate to the Executive Director the authority to execute the Notice of Landfill Operation at the Central State Hospital Campus in Baldwin County. (SPC #401.88)

Alisa Pereira presented the request of behalf of the Department of Behavioral Health and Developmental Disabilities for approval to delegate to the Executive Director of the State Properties Commission, the authority to execute a Notice of Landfill Operation. The Department previously operated a landfill on approximately 13.213 acres on the Central State Hospital Campus in Milledgeville. The landfill closed in 2006, and according to EPD requirements, a Notice of Landfill Operations must be recorded in the county's real property records as part of the chain of title to the property. Signing such notices is not currently addressed in SPC's by-laws.

Brian Kemp motioned to approve the request and Phil Carlock seconded the motion. The motion carried unanimously.

Request by the Department of Behavioral Health and Developmental Disabilities to convey two separate improved tracts of land located at the Central State Hospital Campus in Baldwin County to the Central State Hospital Local Redevelopment Authority for a total consideration of \$82,500. (SPC #401.89)

Alisa Pereira presented the request of behalf of the Department of Behavioral Health and Developmental Disabilities. The department requests approval of the conveyance of two tracts of land located on the Central State Hospital Campus to the Central State Hospital Local Redevelopment Authority for a total consideration of \$82,500. The two tracts are known as 1 and 2 Pine Knoll Drive and total approximately 2.5 acres. The 2014 General Assembly approved the surplus of portions of the CSH campus which the SPC board approved in June of the same year. The purchase price of the properties is within the appraised values.

Brian Kemp motioned to approve the request and Michael Howell seconded the motion. The motion carried unanimously.

Request by the Georgia Department of Behavioral Health and Developmental Disabilities for the State Properties Commission to grant an approximately 17 acre non-exclusive permanent easement, that serves the approximately 2,134 acres Central State Hospital Campus in Baldwin County, to the successful bidder of the natural gas system for a consideration of \$10, and either protection or payoff of the outstanding tax exempt General Obligation Bonds. (SPC #605.254)

Alisa Pereira presented the request of behalf the Department of Behavioral Health and Developmental Disabilities. The Department seeks approval for the grant of a non-exclusive easement over approximately 17 acres of the Central State Hospital campus to the successful bidder of the natural gas system which serves the campus. DBHDD is selling the gas system which costs the department approximately \$150,000 annually to operate. Authorization for this easement is included in the CSH surplus authorization approved in 2014 by both the General Assembly and SPC. An appraisal values the easement at \$121,500. Since the value of the easement is exceeded by the operating costs of the gas system, the consideration for the easement is \$10.

If the successful bidder is a private entity, the entity will be required to satisfy the outstanding bond indebtedness on the property which is a little over \$680,000; however, if the successful bidder is a public entity, the public entity must agree to protect the tax exempt status of the bonds. Because the successful bidder is unknown at this time, it is also requested that the Executive Director of the State Properties Commission be authorized to execute the non-exclusive easement at the appropriate time.

John Breakfield motioned to approve the request and Phil Carlock seconded the motion. The motion carried unanimously.

Request by the Department of Human Services to acquire from Gwinnett County approximately 0.06 of an acre Deceleration Lane Easement and 0.3 of an acre Landscape Easement for its new office in Gwinnett County for a consideration of \$10. (SPC #864.09)

Frank Smith presented the request on behalf of the Department of Human Services to approve the acquisition of two easements in Gwinnett County for \$10. In 2015, SPC board approved the acquisition of approximately 4.5 acres in Gwinnett County for the construction of a new DFCS building. As part of this project, Human Services has requested an easement for a deceleration lane and a landscape easement.

Brian Kemp motioned to approve the request and Michael Howell seconded the motion. The motion carried unanimously.

Approve the conveyance of approximately 5.3358 improved acres, in the custody of Department of Public Health, (former Skyland Elementary School Building) in DeKalb County, to the DeKalb County Board of Education for consideration of \$2,795,000. (SPC #404.13)

Frank Smith presented the request by the SPC staff to approve the conveyance of 5.3 acres for a consideration of \$2,795,000, formerly known as the Skyland Elementary School. The Office of Vital Records currently occupies this building but is in the early stages of relocating to Phoenix Boulevard under a lease agreement. Closing is anticipated to be in early 2017. If necessary, Dekalb County Board of Education is willing to allow Vital Records to lease back the building after closing for \$10 per square foot for the total 44,000 square foot building.

Phil Carlock motioned to approve the request and Brian Kemp seconded the motion. The motion carried unanimously.

Approval of the acceptance of the bid by Education System Management of \$126,050 received through the State's competitive bid process for approximately 10.24 acres of improved state-owned property in the custody of the Georgia Department of Natural Resources located in Appling County. (SPC #490.07)

Frank Smith presented the request by the SPC staff to accept the bid of \$126,050 for 10 acres of surplus property in Appling County. This property, formerly known as the Baxley Wilderness Program, was declared surplus in 2013. SPC staff issued an invitation to bid stating an appraised value of \$55,000. The bid process generated multiple interested parties and ultimately a bid significantly higher than the appraised value.

Brian Kemp motioned to approve the request and Phil Carlock seconded the motion. The motion carried unanimously.

Approval of the acceptance of the bid by Richard Ashley Goldberg of \$234,000 received through the State's competitive bid process for approximately 4.677 acres of improved state-owned property in custody of the Georgia Department of Labor, located in Gwinnett County. (SPC #426.7)

Frank Smith presented the request by the SPC staff to accept the bid of \$234,000 from Richard Ashley Goldberg for 4.6 acres of surplus property in Gwinnett County. This property was formerly a Department of Labor office that has been vacant since 2002. The property was originally acquired with Federal funds in 1985 and is now in complete disrepair. SPC staff has been unsuccessful in our attempt to dispose of the property through two previous invitations to bid. This latest invitation to bid generated only one bidder. This latest invitation to bid stated an appraised value of \$315,000 and it did not consider the necessary costs to demolish the asphalt parking lot. Additionally, three more years of carrying costs would make up the difference between the appraised value and the bid.

Brian Kemp motioned to approve the request and Alan Skelton seconded the motion. The motion carried unanimously.

Approve the granting of easements over State owned real properties as authorized by the 2016 General Assembly Session, Resolution Act 533 (S.R. 954) and Resolution Act 536 (H.R. 1312).

Frank Smith presented the request for approval of 14 easements in Senate Resolution 954 and a single easement in House Resolution 1312.

Bartow County: 605.255

Grant an easement to Transcontinental Gas Pipe Line Company (Transco) or its successors and assigns over approximately 0.69 of an acre under the custody of the Department of Natural Resources for the construction, installation, operation and maintenance of a natural gas pipeline, associated equipment under and over land and navigable waters of the State of Georgia for fair market value but not less than \$650.00.

Bulloch County: 605.246

Grant an easement to Georgia Power Company or its successors and assigns over approximately 1.7 acres under the custody of the Technical College System of Georgia for the construction, installation, operation and maintenance of underground distribution lines and associated equipment to serve the new Natural Resources Building (TCSG-269) at Ogeechee Technical College for \$10.00.

Carroll and Coweta County: 605.255

Grant an easement to Transcontinental Gas Pipe Line Company (Transco) or its successors and assigns over approximately 0.33 of an acre under the custody of the Department of Natural Resources for the construction, installation, operation and maintenance of a natural gas pipeline, associated equipment under and over land and navigable waters of the State of Georgia for fair market value but not less than \$650.00.

Chatham County: 605.257

Grant an easement to Georgia Power Company or its successors and assigns over approximately 3.256 acres under the custody of the Department of Natural Resources for the construction, installation, operation and maintenance of underground distribution lines and associated equipment to serve structures at University of Georgia at the Wormsloe Historic Site for \$10.00.

Columbia County: 605.237

Grant an easement to Georgia Power Company or its successors and assigns over approximately 0.1 of an acre under the custody of the Technical College System of Georgia for the construction, installation, operation and maintenance of underground distribution lines and associated equipment to serve an outdoor electronic sign at Augusta Technical College for \$10.00.

DeKalb County: 605.125

Grant an easement to Georgia Power Company or its successors and assigns over approximately 0.04 of an acre under the custody of the Georgia Department of Defense for the construction, installation, operation and maintenance of underground distribution lines and associated equipment to serve the new facilities at Decatur Armory for \$10.00.

Emanuel County: 605.252

Grant an easement to Excelsior Electrical Membership Corporation or its successors and assigns over approximately 0.16 of an acre under the custody of the Georgia Department of Natural Resources for the construction, installation, operation and maintenance of distribution lines and associated equipment to serve new Group Shelters at George L. Smith State Park for \$10.00.

Gordon County: 605.229

Grant an easement to the Georgia Department of Transportation or its successors and assigns over approximately 0.12 of an acre over Western and Atlantic Railroad property under the custody of the State Properties Commission for a road widening project and the construction and maintenance of a bridge on the South Calhoun Bypass from SR53 at CR13 East to SR53 at CR64 for \$10.00.

Gordon County: 605.255

Grant an easement to Transcontinental Gas Pipe Line Company (Transco) or its successors and assigns over approximately 0.22 of an acre under the custody of the Department of Natural Resources for the construction, installation, operation and maintenance of a natural gas pipeline, associated equipment under and over land and navigable waters of the State of Georgia for fair market value but not less than \$650.00.

Henry County: 605.114

Grant an easement to Snapping Shoals Electrical Membership Corporation or its successors and assigns over approximately 1.51 acres under the custody of the Technical College System of Georgia for the construction, installation, operation and maintenance of underground distribution lines and associated equipment to serve the new Henry County Campus (TCSG-248) of Southern Crescent Technical College for \$10.00.

Marion County: 605.258

Grant an easement to Flint Electrical Membership Corporation (Flint Energies) or its successors and assigns over approximately 0.03 of an acre under the custody of the Georgia Department of Natural Resources for the construction, installation, operation and maintenance of underground distribution lines and associated equipment to serve a new building at Chattahoochee Fall Line Wildlife Management Area for \$10.00.

Murray County: 605.255

Grant an easement to Transcontinental Gas Pipe Line Company (Transco) or its successors and assigns over approximately 0.26 of an acre under the custody of the Department of Natural Resources for the construction, installation, operation and maintenance of a natural gas pipeline, associated equipment under and over land and navigable waters of the State of Georgia for fair market value but not less than \$650.00.

Murray and Whitefield Counties: 605.255

Grant an easement to Transcontinental Gas Pipe Line Company (Transco) or its successors and assigns over approximately 1.1 of an acre under the custody of the Department of Natural Resources for the construction, installation, operation and maintenance of a natural gas pipeline, associated equipment under and over land and navigable waters of the State of Georgia for fair market value but not less than \$650.00.

Paulding County: 605.255

Grant an easement to Transcontinental Gas Pipe Line Company (Transco) or its successors and assigns over approximately 10.47 acres under the custody of the Department of Natural Resources for the construction, installation, operation and maintenance of a natural gas pipeline, associated equipment under and over land and navigable waters of the State of Georgia for fair market value but not less than \$650.00.

Sumter County: 605.241

Grant an easement to the Georgia Department of Transportation or its successors and assigns over approximately 0.25 of an acre under the custody of the Technical College System of Georgia for the construction of storm water drainage system and road improvement project at South Georgia Technical College for \$7,000.00.

Ware County: 605.242

Grant an easement to Georgia Power Company or its successors and assigns over approximately 0.3 of an acre under the custody of the Department of Natural Resources for the construction, installation, operation

and maintenance of underground distribution lines and associated equipment to serve six new cabins at Laura S. Walker State Park for \$10.00.

H.R. 1312

Houston County: 605.168

Grant an easement to the Georgia Department of Transportation or its successors and assigns over approximately 3.146 acres under the custody of the Department of Natural Resources for the construction, operation and maintenance of a road widening project along State Route 96 for \$10.00.

Brian Kemp motioned to approve the request and Michael Howell seconded the motion. The motion carried unanimously.

Approve the conveyance of State owned real properties as authorized by the 2016 General Assembly Session, Resolution Act 534 (S.R. 955).

Frank Smith presented the request for approval of 12 conveyances in Senate Resolution 955.

Bacon County: 492.02

Ground Lease of approximately 0.26 of an acre in Alma at Okefenokee Technical College under the custody of the Technical College System of Georgia to Bacon County Board of Commissioners for a term of three years with an option to renew for another three years for an annual rent of \$1 per year, for administrative office functions.

Camden County: 458.08

Convey approximately 27.72 acres at Coastal Pines Technical College f/k/a Altamaha Technical College under the custody of the Technical College System of Georgia, by competitive bid for fair market value, or to a local government or State entity for fair market value; or to a local government or State entity for a consideration of \$10 so long as the property is used for public use.

Greene County: 515.03

Convey approximately 1.13 acres, commonly known as the Green County Unit under the custody of the Georgia Forestry Commission, by competitive bid for fair market value, or to a local government or State entity for fair market value; or to a local government or State entity for a consideration of \$10 so long as the property is used for public use.

Gwinnett County: 426.10

Convey approximately 9.99 acres and approximately 0.634 of an acre access, previously known as the Gwinnett Regional Youth Detention Center, under the custody of the Georgia Department of Juvenile Justice, by competitive bid for fair market value, or to a local government or State entity for fair market value; or to a local government or State entity for a consideration of \$10 so long as the property is used for public use.

Gwinnett County: 426.09

Convey by exchange a tract of approximately 3.696 acres at the Gwinnett portion of the Chattahoochee River Greenway Park under the custody of the Georgia Department of Natural Resources, as consideration for the acquisition of a like or better value approximately 3.696 acre tract adjacent to the Park.

McIntosh County: 484.10

Lease for 5-years with the option to renew another 5-years approximately 0.0055 of an acre (231 square feet) under the custody of the Department of Natural Resources to the United States Post Office as a mail distribution center for Sapelo Island residents for a consideration of \$10 per year and \$1,600.00 per year expenses for the first five year term, and \$10 per year and \$1,756 per year expenses if there is a second term.

Paulding County: 483.09

Convey approximately 2.12 acres, known as the Paulding County Unit under the custody of the Georgia Forestry Commission, by competitive bid for fair market value, or to a local government or State entity for fair market value; or to a local government or State entity for a consideration of \$10 so long as the property is used for public use.

Spalding County: 462.07

Convey approximately 6.21 acres, previously known as the Griffin Probation Office/Day Reporting Center under the custody of the Georgia Department of Corrections, by competitive bid for fair market value, or to a local government or State entity for fair market value; or to a local government or State entity for a consideration of \$10 so long as the property is used for public use.

White County: 455.12

Ground lease approximately 0.075 of an acre with additional access appurtenant to the lease at Smithgall Woods State Park under the custody of the Department of Natural Resources to New Cingular Wireless PCS, LLC (Lessee), from May 19, 2017 to December 31, 2027 as a telecommunications tower. The consideration should be fair market rent per year for the Lessee and for fair market value for each Sub Lessee, and other consideration as determined by SPC.

House Committee Substitution**Barrow County: 431.05**

Ground lease approximately 102 acres at Fort Yargo State Park to Barrow County for a term of 25 years and six months commencing on or about July 1, 2016 for the construction, operation, and maintenance of recreational facilities for a consideration of \$10 per year and the retention of any proceeds of any timber sale by the Department of Natural Resources and other consideration as determined by SPC.

Evans County: 510.01

Convey approximately 6.88 acres at Ogeechee Technical College under the custody of the Technical College System of Georgia, to the Economic Development Authority of Claxton-Evans County, or by competitive bid for fair market value, or to a local government or State entity for fair market value; or to a local government or State entity for a consideration of \$10 so long as the property is used for public use.

Fulton County: 406.66

Convey by exchange a leasehold interest of approximately 10.86103 acres at the Fulton County Airport-Brown Field (aka "Charlie Brown Airport") under the custody of the Georgia Department of Public Safety, as consideration for the conveyance, fair market value or for the consideration of an exchange to the State of Georgia of a like or better leasehold interest at the same airport, and such further consideration, terms and conditions as determined by the State Properties Commission to be in the best interest of the State of Georgia.

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

Request by the Georgia Department of Transportation for the State Properties Commission to amend the existing lease with GPT Properties, LLC at 600 West Peachtree Street in Atlanta in order to exercise the option to expand the leased premises. (Lease #7207)

Matt Cline presented the request by the Georgia Department of Transportation to amend the existing lease with GPT Properties, LLC at 600 West Peachtree Street in Atlanta. GDOT has occupied the premises since 2008 and has expressed concerns over the condition of the premises and building amenities. SPC and DTZ, as its broker, entered into negotiations with GPT. GPT has agreed to reduce GDOT's rental and parking rates; provide turnkey improvements; provide additional tenant improvement allowance and refurbishment allowance; and work with the existing café operator to provide additional food items. In exchange, GDOT's occupancy will extend by thirteen years and one month. The new lease provides and expansion option for approximately 5,188 rentable square feet on the first floor.

John Breakfield motioned to approve the request and Alan Skelton seconded the motion. The motion carried unanimously.

Request by the Georgia Department of Transportation for the State Properties Commission to enter into a ten (10) year lease with LAREVE Properties, LLC, for approximately 33,030 rentable square feet at building to be built at 1465 Jesse Jewell Parkway NE in the city of Gainesville, Hall County. (Lease #9000)

Matt Cline presented the request by the Georgia Department of Transportation to enter into a ten year lease with LAREVE Properties, LLC for approximately 33,030 rentable square feet building at 1465 Jesse Jewell Parkway in Gainesville. For 55 years, GDOT's District 1 regional office has occupied a State-owned facility which now requires significant capital improvements in order to meet their needs. A Request for Proposal to lease new space was advertised and five proposals were received. SPC and GDOT short listed and toured four properties. A selection committee named LAREVE Properties as the awardee.

Phil Carlock motioned to approve the request and Brian Kemp seconded the motion. The motion carried unanimously.

Request by the Department of Human Services Division of Child Support Services for the State Properties Commission to amend its ten (10) year lease with Walton Augusta Partners, LLC for approximately 13,921 rentable square feet at 3626 Walton Way in Augusta. (Lease #8377)

Robyn Crittenden presented the request by the Department of Human Services to amend its ten year lease with Walton Augusta Partners, LLC for approximately 13,921 rentable square feet in Augusta. Although floor plans were submitted prior to converting the facility from a call center to office space, unforeseen construction needs developed. Cubicles were originally provided at no cost, but Child Support Services hired a furniture vendor to reconfigure the space which resulted in increased electrical and plumbing costs. The completion of the additional work increased the rental rate by \$0.05 per square foot, thereby requiring an amendment to the existing lease.

Michael Howell motioned to approve the request and Brian Kemp seconded the motion. The motion carried unanimously.

Request by the Department of Public Health, Vital Records and Emergency Medical Services and Trauma divisions, for the State Properties Commission to exercise the option to expand the rentable square footage at 1680 Phoenix Boulevard by approximately 3,428 rentable square feet. (Lease #8928)

Donna Moore presented the request by the Department of Public Health to increase the rentable square footage located at 1680 Phoenix Boulevard in Atlanta. In September 2015, a request for proposal to relocate the Department of Public Health Vital Records and Emergency Medical Services and Trauma Division was advertised. Fifteen proposals were received and a selection committee short listed, toured and ultimately selected Ackerman Phoenix Two, LLC as the awardee. The deal terms of that lease were for 24,847 rentable square feet at a rate of \$11.84 per rentable square feet. After reevaluating staffing needs and growth, it was determined to increase the space by approximately 3,428 to a total of 28,275 at the same rental rate and terms.

Phil Carlock motioned to approve the request and Brian Kemp seconded the motion. Michael Howell abstained from voting. The motion carried unanimously.

Executive Session requested for the purpose of consulting with legal counsel.

Governor Deal requested a motion to close the meeting to the public to consult with legal counsel for the purposes of discussing pending litigation. A motion was made to move into Executive Session by Brian Kemp and seconded by Alan Skelton. The motion carried unanimously. Attached to the minutes as Exhibit "A" is the Affidavit of Chairperson of the State Properties Commission supporting closing of public meeting.

Opening of Executive Session

The following were present in the Executive Session:

Governor Nathan Deal, Chairman
Alan Skelton, Vice-Chairman
Brian Kemp, Secretary
John Breakfield, Citizen Member
Michael Howell, Citizen Member
Phil Carlock, Citizen Member
Steve Stancil, State Property Officer
Heather York, State Property Officer
Frank Smith, State Properties Commission

Alisa Pereira, State Properties Commission
J. Wade, State Properties Commission
Clark Wong, State Properties Commission
Ryan Remle, State Properties Commission
Christy Sanders, GSFIC
Shelby Perdue, Georgia Building Authority
Tanisha Thomas, Department of Law
Mary Jo Volkert, Department of Law
Chris Riley, Governor's Office

Re-opening of the Called Commission Meeting

A motion was made to close Executive Session and open the Called Commission Meeting by Alan Skelton and seconded by Brian Kemp.

Request by the Technical College System of Georgia for the State to initiate a quiet title action to resolve ownership of an irrigation easement during the title search of the acquisition of 41.8 acres from the Georgia Ports Authority in Chatham County. (SPC #801.96)

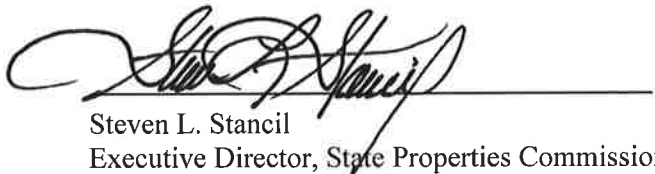
John Breakfield motioned to approve the request for the State to initiate a quiet title action to resolve ownership of an irrigation easement discovered during the title search of the acquisition on 41.8 acres from the Georgia Ports Authority. Kemp seconded the motion. The motion carried unanimously.

Request for the Commission to delegate to the Executive Director of the State Properties Commission the ability to take any actions necessary, including engaging in communications with the Attorney General's Office and the execution of any documents to resolve the condemnation action regarding the Sabal Trail Transmission. (SPC #605.251)

Phil Carlock motioned to approve delegating to the Executive Director of the State Properties Commission the ability to take any actions necessary, including engaging in communications with the Attorney General's Office and the execution of any documents, to resolve the present condemnation action filed by Sabal Trail Transmission, LLC. Michael Howell seconded the motion. The motion carried unanimously.

Adjournment

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



Steven L. Stancil
Executive Director, State Properties Commission

EXHIBIT "A"

COUNTY OF FULTON
STATE OF GEORGIA

AFFIDAVIT OF CHAIRPERSON OF THE STATE PROPERTIES COMMISSION

Personally appeared before the undersigned officer, duly authorized to administer oaths, Governor Nathan Deal, Chairperson of the State Properties Commission (the "Commission"), who, after being sworn, deposes and states under oath the following:

1.

I am the Chairperson of the Authority. I am over the age of eighteen (18) years, and have personal knowledge of the facts contained in this Affidavit.

2.

This Affidavit is given as required by the Georgia Open Meetings Act (the "Act"), O.C.G.A. § 50-14-1, *et seq.*, specifically O.C.G.A. § 50-14-4(b).

3.

The Commission met in an open meeting, as required by O.C.G.A. § 50-14-1(b), on the 23rd day of June, 2016, in Meeting Room 107, State Capitol Building, and during the course of that meeting it became necessary for the Commission to close the meeting to the public, pursuant to the provisions of the Act.

4.

As reflected in the minutes of the open meeting to which this Affidavit is attached, upon a majority vote of a quorum of members of the Commission present for the meeting, the meeting of the Commission was closed to discuss pending litigation. The meeting was closed in accordance with the specific authority of O.C.G.A. § 50-14-2(1) which permits meetings to be closed in order to "consult and meet with legal counsel pertaining to pending or potential litigation".

5.

I presided over the closed portion of the meeting of the Commission.

6.

The closed portion of the meeting was devoted to matters within the exceptions provided by law and no public matter, official business, or policy of the Commission was discussed or presented; no official action was taken; and no recommendations on any public matter, official business or policy were formulated, presented or discussed during the portion of the meeting of the Commission which was closed to the public **EXCEPT** as such discussion, presentation, recommendation or action related to the specific exceptions to the Act for which the meeting was closed to the public, as set out in Paragraph 4 of this Affidavit.

Further Affiant sayeth not.

Nathan Deal

Governor Nathan Deal
Chairperson, State Properties Commission

Sworn to and subscribed before me
this 23rd day of June, 2016.

Patricia L. Kidd

Notary Public

My Commission Expires: 9/18/2018



(Notary Seal Here)