



# STATE PROPERTIES COMMISSION

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

Chairman  
Nathan Deal  
Governor

Executive Director  
Steven L. Stancil

## MINUTES

CALLED MEETING  
OF THE  
STATE PROPERTIES COMMISSION

TUESDAY, SEPTEMBER 13, 2016  
8:30 A.M.

STATE CAPITOL, ROOM 107

### MEMBERS IN ATTENDANCE:

Governor Nathan Deal, Chairman  
Alan Skelton, Vice-Chairman  
Steve McCoy, Member  
John Breakfield, Citizen Member  
Phil Carlock, Citizen Member - by conference call

### IN ATTENDANCE:

Steve Stancil, State Property Officer  
Heather York, State Property Officer  
Frank Smith, State Properties Commission  
Alisa Pereira, State Properties Commission  
Clark Wong, State Properties Commission  
Ryan Remle, State Properties Commission  
Tamika Crittenden, State Properties Commission  
Michael Mahan, State Properties Commission  
Christy Sanders, Georgia State Financing & Investment Commission  
Sonny Manalili, Georgia Building Authority  
Shelby Perdue, Georgia Building Authority  
Paul Melvin, Georgia Building Authority  
Debra Myers, Georgia Building Authority  
Tanisha Thomas, Department of Law  
Chris Riley, Governor's Office  
David Werner, Governor's Office

**IN ATTENDANCE:**

Ryan Teague, Governor's Office  
David Herring, Governor's Office  
Nicholas Smith, Governor's Office  
Theresa MacCartney, Governor's Office of Planning & Budget  
Steve Friedman, Department of Natural Resources  
Gretchen Corbin, Technical College System of Georgia  
Travis Johnson, Technical College System of Georgia  
Sara Honeywill, Technical College System of Georgia  
Laura Leigh Vann, Technical College System of Georgia  
Candice Smith, Georgia Forestry Commission  
Jamie McCurry, Georgia Ports Authority  
Rick Valentine, Department of Behavioral Health & Developmental Disabilities  
Mike Couch, Central State Hospital Local Redevelopment Authority  
Beth Brown, Association County Commissioners of Georgia  
Tom Crawford, The Georgia Report  
James Salzer, Atlanta Journal Constitution  
Dale Russell, Fox 5 Atlanta

**Call to order and minutes of the previous meeting (June 23, 2016).**

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 June 23, 2016 meeting. Alan Skelton made a motion to approve the minutes and Steve McCoy seconded the motion. The motion carried unanimously.

**Request by the Department of Labor.**

This item was removed at the request of the Department of Labor.

**Request by the Department of Natural Resources to lease 142 acres at Stephen C. Foster State Park from the U.S. Fish and Wildlife Services in Charlton County for a term of thirty (30) years for a consideration of \$10. (SPC #937.04)**

Steve Friedman presented the request to renew a lease for 142 acres at Stephen C. Foster State Park for ten years at no cost. Since the 1960's, the U.S. Fish and Wildlife Services has leased the park to the State. The park is a primary entrance for the National Wildlife Refuge Okefenokee Swamp and provides excellent public recreation. The new lease term will be for ten years with two automatic renewal terms of ten years each.

Steve McCoy 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 2,720 acres of real property from J.F. Alexander Lumber Company, LLLP at Sprewell Bluff Wildlife Management Area in Meriwether (2,189 acres) and Talbot (531 acres) Counties for a total consideration of \$4,357,440. (SPC #839.22, #842.19)**

Steve Friedman presented the request to acquire approximately 2,720 acres from J.F. Alexander Lumber Company at Sprewell Bluff Wildlife Management Area (WMA) for a consideration of \$4,357,440. The acquisition of the Alexander Tract doubles the size of the WMA, adds conservational and recreational

value, protects old-growth montane longleaf pine, and protect frontage along the Flint River. Two thousand one hundred eighty-nine acres of timber is leased until 2022 and will be replanted in long-leaf pine as timber harvests are conducted. Two appraisals were conducted valuing the property at \$5,660,320 and \$5,440,000. Source of funding comes from the U.S. Fish and Wildlife Service Grant, National Fish and Wildlife Foundation, Knobloch Family Foundation and DNR Bond 120.

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

**Request by the Department of Natural Resources to acquire approximately 494 acres of real property from Timberlands II, LLC at Sprewell Bluff Wildlife Management Area in Meriwether County for a total consideration of \$691,600. (SPC #839.23)**

Steve Friedman presented the request to acquire approximately 494 acres from Timberlands II, LLC at Sprewell Bluff WMA for a consideration of \$691,600. A timber lease exists on the property as well. Two appraisals were conducted valuing the property at \$833,872 and \$790,400. Source of funding comes from the National Fish and Wildlife Foundation, Knobloch Family Foundation and DNR Bond 120.

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

**Request by the Department of Natural Resources to acquire approximately 203 acres of real property from BSW Farms, LLC and approximately 30 acres from Brent Beasley at Sprewell Bluff Wildlife Management Area in Meriwether County for a total consideration of \$384,450. (SPC #839.24)**

Steve Friedman presented the request to acquire approximately 203 acres from BSW Farms and 30 acres from Brent Beasley at Sprewell Bluff WMA for a total consideration of \$384,450. This acquisition greatly improves public access and recreational management along with protecting old-growth montane longleaf pine and protecting frontage along the Flint River. Unlike the other tracts at Sprewell Bluff, this property does not have a timber lease. Two appraisals were conducted valuing the property at \$535,900 and \$489,300. Source of funding comes from DNR Bond 120.

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

**Request by the Georgia Forestry Commission to acquire approximately 0.5 of an acre from Central Savannah River Resource Conservation & Development Council, Inc. for a consideration of \$4,000. (SPC #838.34)**

Candice Smith presented the request to acquire approximately 0.5 of an acre from Central Savannah River Resource Conservation & Development Council (CSR) for a consideration of \$4,000. CSR purchased the property to allow the Forestry Commission to have access to its Spirit Creek Educational Forest. Forestry has since ceased operation of Spirit Creek as an educational forest but still continues to manage the forest and timber harvesting. Forestry desires the property to have continual access to Spirit Creek. Two appraisals were conducted valuing the property at \$6,500 and \$4,000.

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

**Request by the Georgia Forestry Commission to approve the conveyance of two tracts totaling approximately 1.68 improved acres to Hancock County for the consideration of \$10 and the requirements that the property is used for public purpose in perpetuity and that Hancock County will protect the tax exempt status of any outstanding tax exempt bonds. (SPC #516.06)**

Candice Smith presented the request to approve the conveyance of two tracts totaling 1.68 acres to Hancock County for a consideration of \$10 and the property to be used for public purpose. The Georgia Forestry Commission has combined county unit offices into one and has declared the Hancock County unit office as surplus. The County intends to use the property for storage of road equipment and a satellite location for its ambulance service. The property has outstanding bonds and Hancock County has agreed to protect the tax exempt status of any tax exempt bonds.

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

**Request by the Georgia Forestry Commission to approve the conveyance of approximately 2.12 improved acres to Paulding County for the consideration of \$10 and the requirement that the property be used for public purpose in perpetuity. (SPC #483.09)**

Candice Smith presented the request to approve the conveyance of 2.12 acres to Paulding County for a consideration of \$10. The Forestry Commission has consolidated the Polk and Paulding unit offices into one and has declared the Paulding office as surplus. In 2016, the General Assembly authorized the conveyance of the property to a local government or a State entity for a consideration of \$10 so long as the property is used for public purpose. Paulding County plans to use the property for the storage of equipment and for officer training by the Paulding County Fire Department.

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

**Request by the Georgia Forestry Commission to revert to Mary Sanders Kilgore, or her heirs, successors, or assigns by quitclaim deed the State's interest in 0.1875 of an acre of surplus property, previously used as a fire tower, located in Jefferson County. (SPC #521.06)**

Candice Smith presented the request to convey 0.1875 of an acre by quitclaim deed to Mary Sanders Kilgore or her heirs, successor or assigns. The property was originally granted to the State by Mary Sanders Kilgore in 1952 and it contained a reversionary clause that should Forestry no longer use the property, it will revert back to the prior owner.

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

**Request by the Technical College System of Georgia to convey approximately 27.72 acres to Gross Timber & Land, LLC in exchange for the acquisition of approximately 20 acres of real unimproved property and the payment of \$10,000 to construct the Camden County Campus of Coastal Pines Technical College in Kingsland, Georgia. (SPC #896.07, #458.08)**

Travis Johnson presented the request to convey approximately 27.72 acres to Gross Timber & Land, LLC in exchange for 20 acres and payment of \$10,000 to construct the Camden County Campus of Coastal Pines Technical College. TCSG acquired property in 2013 for \$10 for the construction of the General Classroom Building for the Camden Campus of Coastal Pines. The property was later determined not to be suitable for development and a new site was selected. Today's request is the more desirable property

and Gross Timber has agreed to exchange properties and pay \$10,000 cash to the State in order to make the transaction an even exchange.

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

**Request by the Technical College System of Georgia to grant a one-year lease to the Tattnall County Development Authority of approximately 5.08 acres including two buildings and parking area located on the Glennville Campus of Southeastern Technical College in Tattnall County for \$650. (SPC #478.13)**

Travis Johnson presented the request to grant a one-year lease to the Tattnall County Development Authority for approximately 5.08 acres, including two buildings and a parking area for \$650. TCSG closed the Glennville Campus of Southeastern Technical College in 2011 due to low enrollment. The proposed leased property includes the Tattnall Institute Building and the Allied Health Building. TCSG will retain the Cosmetology Building. The lease will specify continued shared use of the sidewalk and parking with the tenant to bear all expense for maintenance and upkeep.

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

**Request by the Georgia Ports Authority to acquire from Koch RP Holdings 1, LLC approximately 33.09 surveyed acres of unencumbered real property at 130 Crossgate Road, Port Wentworth in Chatham County for a consideration of \$3,350,000. (SPC #875.20)**

Jamie McCurry presented the request to acquire from Koch RP Holdings approximately 33.09 acres for a consideration of \$3,350,000. The purpose of the acquisition is to expand the Georgia Steamship Terminal in order to provide greater capacity for containerized cargo at the Garden City Container Terminal. In order to address remaining title concerns, Koch will quitclaim its interests from the low to the high water mark. Environmental studies have found lead soil levels requiring notification to the Georgia Environmental Protection Division. The contaminated soil has been removed by the seller. Two appraisals were conducted valuing the property at \$3,300,000 and \$3,400,000.

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

**Request by the Georgia Public Safety Training Center to convey the State's interest in both an approximately 0.247 of an acre parking easement and related vehicular and pedestrian access easements to the City of Garden City in exchange for the granting of a parking easement on approximately 0.70 of an acre of unimproved property located in Garden City and other consideration. (SPC #801.98, #402.51)**

Alisa Pereira presented the request from the Georgia Public Safety & Training Center (GPSTC) to approve the quitclaim of the State's parking easement over approximately 0.247 of an acre to the city of Garden City in exchange for the conveyance of a parking easement over approximately 0.70 of an acre from Garden City. The existing easement is a portion of a larger tract of undeveloped property which Garden City desires to sell for development. In August of this year, GPSTC declared the parking easement surplus.

In exchange for the quitclaim of the existing easement, Garden City has agreed to convey to the State a parking easement over approximately 0.70 of an acre and, within nine months, improve the new easement

area with a paved parking consisting of 35 parking spaces for GPSTC's use. It is recommended that the State retain a reversionary interest in the existing easement to be sure Garden City follows through with the improvements to the new easement area.

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

**Request by the Georgia Vocational Rehabilitation Agency for the approval of the issuance of a Revocable License Agreement to the Warrior Alliance for access, due diligence, designing, and planning of a golf course over approximately 103 acres at Roosevelt Warm Springs Institute for Rehabilitation Campus in Meriwether County for a consideration of \$650. (SPC #605.220)**

Alisa Pereira presented the request by the Georgia Vocational Rehabilitation Agency (GVRA) to approve the issuance of a revocable license agreement to the Warrior Alliance for a consideration of \$650. The 2015 General Assembly authorized the granting of a lease to the Warrior Alliance for the golf course located at Roosevelt Warm Springs Institute and Rehabilitation Campus. The State Properties Commission approved the legislation in June of the same year. While lease negotiations continue between the Warrior Alliance and GVRA, the Warrior Alliance needs access to the golf course property in order to continue its due diligence activities, specifically the design and planning of the improvements to the golf course.

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

**Request by the Department of Behavioral Health and Developmental Disabilities to approve the conveyance of approximately 3.0 improved acres of land located at the Central State Hospital Campus in Baldwin County to the Georgia Military College for a consideration of \$10. (SPC #401.94)**

Frank Smith presented the request by the Department of Behavioral Health and Developmental Disabilities to approve the conveyance of approximately 3.0 acres at the Central State Hospital Campus for a consideration of \$10. The Central State Hospital Auditorium and three adjacent buildings are currently not used by the State and will be conveyed to the Georgia Military College. The Milledgeville campus of Georgia Military College offers a prep school with almost 600 students that is expected to grow to 800 in the next three years. The auditorium will provide space for fine arts, intermural sports, volleyball and in the future women's basketball.

Governor Deal informed the members that Georgia Military College will have the State's third Youth Challenge Academy which operates under the jurisdiction of the Georgia National Guard. The State has had great success with this program and has been recognized as one of the best in the country.

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

**Request by the Georgia Department of Behavioral Health & Developmental Disabilities to grant three (3) separate one-year leases with two one-year renewals for properties located on the Central State Hospital Campus in Baldwin County to the following entities: EMPACT, Inc., Moving Forward in Christ Church, Inc., and Glover Enterprises, LLC. (SPC #401.90, #401.91, #401.92)**

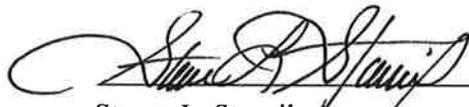
Frank Smith presented the request by the Department of Behavioral Health and Developmental Disabilities to grant three separate one-year leases for surplus property at Central State hospital. The first

lease is at 16 Broad Street to EMPACT, Inc. to operate a youth mentorship program. The consideration will be \$2,400 per year. The second lease is Chapel 3 to Moving Forward in Christ Church, Inc. to operate a Church. The consideration will be \$2,400 per year. The final lease is at 286 Jones Street to Glover Enterprises LLC to operate a technology corporation headquarters for web development and hosting. The consideration will be \$6,000 per year.

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

### **Adjournment**

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



Steven L. Stancil  
Executive Director, State Properties Commission