



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

TUESDAY, JUNE 19, 2012

STATE CAPITOL, ROOM 107

MEMBERS IN ATTENDANCE:

Governor Nathan Deal, Chair
Greg Griffin, Vice Chair
Brian Kemp, Secretary
Steve McCoy, Member
Dr. George Snelling, III, Citizen Member
Mike Nixon, Citizen Member

IN ATTENDANCE:

Steve Stancil, State Properties Commission
Frank Smith, State Properties Commission
Heather York, State Properties Commission
J. Wade, State Properties Commission
Wayne Clark, State Properties Commission
Sean Griffin, State Properties Commission
Alisa Pereira, Georgia Building Authority
Steve Fanczi, Georgia Building Authority
Carla Blanks, Georgia Building Authority
April King, Georgia Building Authority
Lisa Payne, Georgia Building Authority
Marvin Woodward, Georgia State Financing & Investment Commission
Angela Gunter, Georgia State Financing & Investment Commission
Shannon McGhee, Law Department
Jamila Mindingall, Law Department

ATTENDANCE CONTINUED:

Steve Friedman, Department of Natural Resources
Rob Alden, Technical College System of Georgia
Rob Jones, Department of Corrections
Vincent Russo, Office of the Secretary of State
Chris Riley, Office of the Governor
Bart Gobeil, Office of the Governor
Joe Hood, Office of Planning & Budget
Hugh Sosebee, Mercer University
Karl Ledford, Georgia Transmission Corporation

CALL TO ORDER AND MINUTES OF THE PREVIOUS MEETING (12/08/11).

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 8, 2011 meeting. Greg Griffin made a motion to approve the minutes and Brian Kemp seconded the motion. The motion carried unanimously.

REQUEST BY THE DEPARTMENT OF NATURAL RESOURCES TO ACQUIRE UP TO 1,050 ACRES OF REAL PROPERTY FROM THE HOWELL FAMILY MEMBERS AT SHEFFIELD WILDLIFE MANAGEMENT AREA IN PAULDING COUNTY FOR A CONSIDERATION OF \$2,200.00 PER ACRE NOT TO EXCEED \$2,310,000 TOTAL.

Steve Friedman presented the request by the Department of Natural Resources to acquire approximately 1,050 acres from the Howell family for a consideration of \$2,200 per acre. The acquisition would provide public access to hunting, fishing, camping and other outdoor recreational activities at the Sheffield Wildlife Management Area. The property is also located near the Paulding Forest Wildlife Management Area, one of the Department's six priority focus areas for habitat conservation in the State.

Funding sources to purchase the property will be provided from the Pitman Robertson Grant Fund (\$1,067,770), US Fish & Wildlife Service (\$656,287), GA Wetlands & Streams Trust Fund (\$407,942), National Wild Turkey Federation (\$73,000), GA G.O. Bonds Series 2010 B&C 110 (\$50,000), Dobbs Foundation (\$40,000), and the Mountain Conservation Trust (\$15,000). The State's contribution will be \$50,000. The Georgia Wetland Fund requires recording of a restrictive covenant against 110 acres for stream mitigation purposes.

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

REQUEST BY THE DEPARTMENT OF NATURAL RESOURCES TO ENTER INTO A SETTLEMENT AGREEMENT TO RESOLVE A DISPUTED BOUNDARY LINE AND ENTER INTO A BOUNDARY LINE AGREEMENT AT OTTING WILDLIFE MANAGEMENT AREA IN CHATTOOGA COUNTY.

Steve Friedman presented the request by the Department of Natural Resources to enter into a settlement agreement between the Department and BTH 634 Investments, LLC. BTH Investments is the adjacent landowner to the Otting Wildlife Management Area (WMA) in Chattooga County. The landowner erected a fence on State property removing approximately 3 acres of the WMA.

The Attorney General's Office has drafted a proposed settlement agreement which would allow both parties to hire their own surveyor to produce a boundary line. Should both surveys conclude the same boundary line, a boundary line agreement between the parties will be executed. If the new surveyors cannot resolve the discrepancies, the Department will file an affidavit in the real property records of Chattooga County giving notice of the boundary line dispute.

Steve McCoy moved to approve the request by the Department of Natural Resources. Brian Kemp seconded the motion. The motion carried unanimously.

REQUEST BY THE DEPARTMENT OF NATURAL RESOURCES THAT A REVOCABLE LICENSE BE GRANTED TO MARK SHIPP AND CLIFF SHIPP FOR ACCESS OVER APPROXIMATELY 4.7 ACRES OF STATE OWNED PROPERTY AT SHEFFIELD WILDLIFE MANAGEMENT AREA IN PAULDING COUNTY FOR A CONSIDERATION OF \$650.

Steve Friedman presented the request by the Department of Natural Resources to grant a revocable license to Mark Shipp and Cliff Shipp for access to approximately 4.7 acres at Sheffield Wildlife Management Area (WMA). The Shipp family owns 45 acres in Paulding County which is currently surrounded by the WMA. The State issued a quit claim deed in 1998 conveying interest in this property. Access was not addressed in the deed.

The Shipp family has accepted a permanent easement over the 4.7 acres in consideration encumbering their 45 acre property with a right of first refusal in favor of allowing the State to purchase this property.

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

REQUEST BY THE TECHNICAL COLLEGE SYSTEM OF GEORGIA TO ACQUIRE A FIVE-YEAR GROUND LEASE ON APPROXIMATELY 0.55 ACRES IN CALHOUN COUNTY FROM THE CALHOUN COUNTY BOARD OF EDUCATION.

Rod Alden presented the request by the Technical College System of Georgia to acquire a five-year ground lease from the Calhoun County Board of Education. The 0.55 acre tract will be used to house a modular classroom building at Albany Technical College Edison campus. The annual rental rate to the Board of Education is \$10.

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

REQUEST BY THE GEORGIA DEPARTMENT OF CORRECTIONS TO GRANT A ONE YEAR LEASE WITH TWO ONE-YEAR RENEWALS TO CORRECTHEALTH GDC, LLC FOR USE OF THE FORMER BOSTICK STATE PRISON FACILITY IN BALDWIN COUNTY FOR A CONSIDERATION OF \$5 PER RENTABLE SQUARE FOOT ANNUALLY.

Rob Jones presented the request by the Department of Corrections to grant a one-year lease with two one-year renewals to CorrectHealth GDC, LLC for \$5.00 per rentable square foot annually. CorrectHealth will operate a skilled nursing center at the former Bostick State Prison to serve former inmates or parolees and others under the custody of the State. CorrectHealth will be responsible for all maintenance, operating costs, utilities and insurance. The General Assembly has designated money for improvements to the former prison to provide a suitable facility to fit the needs of the patients.

REQUEST BY THE GEORGIA PUBLIC TELECOMMUNICATIONS COMMISSION TO APPROVE THE ACQUISITION OF A NEW EASEMENT AREA FOR IMPROVED ACCESS TO A 1 ACRE PROPERTY WITH A TOWER FOR THE CONSIDERATION OF \$1 IN JEFFERSON COUNTY.

Frank Smith presented the request on behalf of the Georgia Public Telecommunications Commission to approve the acquisition of a new easement area for a tower in Jefferson County. The property owner where the State's access is located would like to construct a hunting lodge. The owner is proposing to provide the State with a new access easement area that is wider and paved for a consideration of \$1.00.

Greg Griffin moved to approve the request by the Georgia Public Telecommunications Commission. Steve McCoy seconded the motion. The motion carried unanimously.

REQUEST BY THE GEORGIA DEPARTMENT OF ECONOMIC DEVELOPMENT TO APPROVE THE CONVEYANCE OF APPROXIMATELY 3.2 IMPROVED ACRES, THE FORMER GEORGIA MUSIC HALL OF FAME, TO MERCER UNIVERSITY, FOR THE CONSIDERATION OF \$180,091 AND ECONOMIC BENEFITS TO THE STATE.

Frank Smith presented the request on behalf of the Georgia Department of Economic Development to approve the conveyance of the former Music Hall of Fame to Mercer University for \$180,091 and the positive economic impact to the State. Mercer intends to open a medical clinic where third and fourth year medical students can serve their clinical rotations and graduate student can serve their residencies.

According to Mercer, 95% of doctors who choose to do their residency in Georgia stay in Georgia to practice medicine. The State Properties Commission commissioned an economic impact study done by Georgia Tech which showed an \$8.9 million impact to Georgia over a 10-year period and \$15.6 million over a 20-year period. As part of the conveyance, the State requires the facility to be opened by July 1, 2014 and to continually operate for a period of 10 years for the State to realize the economic benefit.

Steve McCoy moved to approve the request by the Georgia Department of Economic Development. Brian Kemp seconded the motion. The motion carried unanimously.

REQUEST BY THE STATE PROPERTIES COMMISSION TO APPROVE THE CONVEYANCE OF APPROXIMATELY 16.47 IMPROVED ACRES AND THE ASSIGNMENT OF A LEASE OF 5.80 ACRES AT THE FORMER GEORGIA GOLF HALL OF FAME TO THE BOARD OF REGENTS OF THE UNIVERSITY SYSTEM OF GEORGIA IN RICHMOND COUNTY.

Frank Smith presented the request to approve the conveyance of approximately 16.47 acres and the assignment of a lease of 5.80 acres at the former Georgia Golf Hall of Fame to the Board of Regents. The State previously issued \$6,000,000 in General Obligation Bonds Series 1996B for the purpose of financing some or all of the facilities. As part of the conveyance, the Board of Regents accepts the requirement that the outstanding tax exempt bonds on the property be protected such that no action is taken that would be deemed private activity or arbitrage bonds. In addition, the deed will have use restrictions to limit the use to administrative, academic, research, clinical, student life, student housing or retail.

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

REQUEST TO DELEGATE TO THE EXECUTIVE DIRECTOR THE AUTHORITY TO APPROVE AND EXECUTE AN ENCROACHMENT AGREEMENT BETWEEN THE DEPARTMENT OF NATURAL RESOURCES AND ATLANTA GAS LIGHT RESOURCES FOR USE OF EASEMENT AREAS AT DON CARTER STATE PARK IN HALL COUNTY.

Frank Smith presented the request to delegate to the Executive Director of the State Properties Commission the authority to approve and execute an encroachment agreement between the Department of Natural Resources and Atlanta Gas Light Resources. The State acquired the property last year to become Don Carter State Park. The property was acquired with a preexisting Atlanta Gas Light easement. The encroachment agreement will allow the Department of Natural Resources to cross over the easement area as long as the Department does not install power poles, transformers or other obstructions to the easement area.

Brian Kemp moved to approve the request by the State Properties Commission. Greg Griffin seconded the motion. The motion carried unanimously.

CONVEYANCE OF STATE OWNED REAL PROPERTIES AS AUTHORIZED BY RESOLUTION ACT 759 (H.R. 1376).

Baldwin County: SPC File #401.59.01

The GEO Group, Inc. has a 40-year Lease dated July 30, 2010 to build a privately operated prison on two tracts totaling 153 acres (82 acres and 71 acres). GEO seeks an amendment to the lease for a nonexclusive appurtenant easement during the term of the Lease to construct, operate, and maintain new wastewater sewer lines on State property at the adjacent Baldwin State Prison.

This amendment would increase the ground lease area by 0.44 of one acre for GEO to construct, maintain and operate the sewer lines. As consideration, the GEO Group, Inc. will provide to Baldwin State Prison enhanced wastewater management equipment (such as new auger, mechanical bar screen and back-up generator) at no cost to Baldwin State Prison, and GEO will maintain and operate the new sewer lines for the duration of the Lease. At the end of the Lease, ownership of the lines will revert to the State. The above-described properties are in the custody of the Georgia Department of Corrections.

Bartow County: SPC File #430.13

The Georgia Forestry Commission has determined that the Cartersville District Office has outlived its economic life, and has combined the Office with the Cherokee District office in a new location in Bartow County. This closure and move will result in budgetary savings with minimal impact of service to the Counties. The Commissioner of Forestry on January 26, 2012 requested in a letter that the property be surplused in the 2012 legislative session. The property will be sold by competitive bid or to a local government or State entity for a consideration of the fair market value and such further consideration and provisions as the State Properties Commission shall in its discretion determine to be in the best interest of the State of Georgia.

Bibb County: SPC File #446.28

The Corporation of Mercer University is interested in acquiring the 3.056 acre property containing the Georgia Music Hall of Fame for school related functions. The Georgia Department of Economic Development has determined that it will at no time in the future have a use for the property and infrastructure comprising the Georgia Music Hall of Fame. The outstanding balance of General Obligation bonds owed on this property is approximately \$2,504.62. The property will be sold for fair market value and such other consideration and provisions as the State Properties Commission shall in its discretion determine to be in the best interest of the State of Georgia.

Carroll County: SPC File #480.09

The Carroll County Board of Commissioners requested the conveyance of 137.635 acres of real property known as John Tanner State Park. The County will maintain the Park for public use as a Park in the future, and will accept a deed subject to a conservation easement restricting the Property to use as a public park with additional but limited recreational development allowed, and annual monitoring by the State of the conservation easement. The Georgia Board of Natural Resources determined as authorized in Act 232 (2011 House Bill 90) after a public hearing to remove the Heritage Preserve designation, and upon conveyance of the Property to Carroll County, to accept a conservation easement on the Property. The conveyance would free the Department of operational costs while ensuring the State's citizens have perpetual access to its outdoor recreational facilities. As additional consideration, the County agreed to pay off of remaining General Obligation bonds and interest (approximately \$76,000) and to purchase personal property at the Park valued at \$1,000.

Clay County: SPC File #501.02

The Georgia Forestry Commission has determined that the Clay County Office has outlived its economic life, and that closing the Office will result in budgetary savings. Clay County is

desirous of leasing the property for 5 years with a 5-year renewal option for a County fire department and training, and use of the tower to be retained for the State of Georgia/Georgia Forestry Commission from the State for \$10 with the stipulation that the property be used for public purpose. On January 26, 2012 the Commissioner of the Georgia Forestry Commission requested in a letter that the property be surplus in the 2012 legislative session.

Clinch County: SPC File #461.08

The Georgia Department of Transportation has requested approximately 0.045 of one acre easement and 0.02 of one acre conveyance, in the custody of the Georgia Forestry Commission, for the US Hwy 441 Widening Project. The consideration would be \$10.

Coffee County: SPC File #502.06

The Commissioner of Agriculture declared approximately 1.555 acres of improved property, formerly the Douglas Poultry Lab, surplus and no longer necessary for the operations of the agency. The property will be sold by competitive bid for fair market value or to a local government or State entity for consideration and provisions as the State Properties Commission shall in its discretion determine to be in the best interest of the State of Georgia.

Dade County: SPC File #869.19

Dade County has agreed to an exchange in which the County would acquire 0.683 of one acre property formerly operated as the Dade County Forestry Unit in exchange for the county conveying to the State 3 acres now leased to the State for constructing, maintaining and operating a new Dade County Forestry Unit. The 0.683 of one acre property is under the custody of the Georgia Forestry Commission and was destroyed by a tornado on April 28, 2011. The exchange would provide the State larger acreage in a better location. The 25-year lease on the 3 acres would be cancelled when the exchange is complete.

Decatur County: SPC File #420.10

The Department of Defense has determined that they have no further use for the property formerly known as the Bainbridge Armory. The City of Bainbridge is desirous of acquiring the above described property for public purpose and agrees to pay \$10 and retire any outstanding General Obligation bonds and bond payments due for this property. The Adjutant General for the Georgia Department of Defense stated, by letter dated February 9, 2012, that the improved property, formerly the site of Bainbridge Armory, is surplus to the needs of the department and recommended that it be conveyed to the City of Bainbridge.

Dodge County: SPC File #506.09

The Eastman Armory is in the custody of the Department of Defense, and has been declared surplus to its needs. The Regional Development Authority is desirous of acquiring the approximately 5 acre improved property. The consideration would be \$10 so long as the property is used for public purpose, and payment of applicable outstanding General Obligation bonds and interest, or by competitive bid for fair market value or to a local government or State entity for consideration and provisions as the State Properties Commission shall in its discretion determine to be in the best interest of the State of Georgia.

Dougherty County: SPC File #416.14

The Commissioner of Agriculture declared approximately 2.103 acres of improved Property, formerly the site of the Albany Farmers Market, surplus and no longer necessary for the operations of the Department of Agriculture. The property will be sold by competitive bid for fair market value or to a local government or State entity for consideration and provisions as the State Properties Commission shall in its discretion determine to be in the best interest of the State of Georgia.

Dougherty County: SPC File #416.13

The Georgia Department of Transportation requested approximately 0.068 of one acre to be conveyed to GDOT at the Slappey Boulevard entrance of the Albany Technical College for road improvements. The consideration will be satisfying project requirements of constructing a deceleration lane with Federal funds that benefits the State by improving ingress and egress safety to the site. The property is under the custody of the Technical College System of Georgia.

Early County: SPC File #508.03

The Department of Juvenile Justice has custody of the former Blakely Regional Youth Detention Center. The Department of Juvenile Justice has declared this property surplus to its needs in February of 2012. The outstanding balance of General Obligation bonds owed on this property is approximately \$97,000. The Early County Board of Commissioners is desirous of acquiring the above described property for public purpose. The outstanding bond debt would be required to be retired prior to any conveyance.

Floyd County: SPC File #405.18

The 132.502 acre Northwest Regional Campus (formerly Northwest Georgia Regional Hospital) in Rome has been declared surplus to the needs of the Department of Behavioral Health and Developmental Disabilities. The Hospital closed September 30, 2011. The outstanding balance of General Obligation bonds owed on this property is approximately \$10,500,000. The property will be sold by competitive bid or to a local government or State entity for a consideration of the fair market value and such further consideration and provisions as the State Properties Commission shall in its discretion determine to be in the best interest of the State of Georgia.

Franklin County: SPC File #432.07

The Commissioner of Agriculture declared approximately 0.998 of one acre of improved Property, formerly the site of the Carnesville Poultry Lab, surplus and no longer necessary for the operations of the Department of Agriculture. The property will be sold by competitive bid for fair market value or to a local government or State entity for consideration and provisions as the State Properties Commission shall in its discretion determine to be in the best interest of the State of Georgia.

Gwinnett County: SPC File #426.03.2

The property and improvements at 701 Hi Hope Lane in Lawrenceville, Georgia are in the custody of the Georgia Department of Labor. Creative Enterprises, Inc. is currently entered into a Lease for the above property which ends in the year 2020. Creative Enterprises, Inc. is

desirous of extending the term of the Lease, to expire July 28, 2037, to provide Creative Enterprises, Inc. the ability to make application for Community Development Block Grants (CDBG) that will fund necessary repairs and improvements to the facility, at no additional cost to the State. Creative Enterprises, Inc. will continue to provide training and employment services to individuals with disabilities including vocational and work evaluations, work adjustment, job placement, social and personal adjustment services, community access group, community access individual, and pre-vocational services.

Habersham County: SPC File #464.07

The Commissioner of Agriculture declared approximately 0.11 of one acre of improved Property, formerly the site of the Cornelia Entomology Lab, surplus and no longer necessary for the operations of the Department of Agriculture. The property will be sold by competitive bid for fair market value or to a local government or State entity for consideration and provisions as the State Properties Commission shall in its discretion determine to be in the best interest of the State of Georgia.

Macon County: SPC File #414.05

The Department of Defense has custody of property formerly the site of Montezuma Armory. By letter dated January 31, 2012, the Adjutant General stated that the above described improved property is surplus to the needs of the department. Originally the County was desirous of acquiring the property for public purpose but since has withdrawn that request and the City of Montezuma request the property. It would be conveyed for public purpose and the amount of outstanding bond debt.

Macon County: SPC File #414.06

The Commissioner of Agriculture declared approximately 1.00 acre of improved Property, formerly the site of the Montezuma Poultry Veterinary Diagnostic Lab, surplus and no longer necessary for the operations of the Department of Agriculture. The property will be sold by competitive bid for fair market value or to a local government or State entity for consideration and provisions as the State Properties Commission shall in its discretion determine to be in the best interest of the State of Georgia.

Madison County: SPC File #467.02

Madison County is desirous of acquiring improved State owned property totaling approximately 0.65 of one acre, formerly the Madison Forestry Sub-Unit. The County conveyed 0.37 of one acre to the State in a deed dated June 7, 1955 for \$1, and 0.28 of an acre to the State in a deed dated April 7, 1981 for \$1. The property is in the custody of the Georgia Forestry Commission. Consideration would be for \$10 with the stipulation that the property be used for public purpose, and the County is willing to be responsible for the operating costs, maintenance and needed facility renovations and allows the GFC to keep personnel and equipment at that location at no cost other than those associated with Georgia Forestry's personnel and fire equipment.

McIntosh County: SPC File #484.09

The State owned property totaling approximately 46.5 acres, formerly the McIntosh Youth

Development Center, is in the custody of the Georgia Department of Juvenile Justice and has been declared surplus to the Department's needs. The Coastal Regional Commission, a State entity, seeks to acquire the property. Approximately \$2.2 million remains in outstanding General Obligation bonds, which SPC will ask to be satisfied by the Grantee.

Mitchell County: SPC File #411.10

The Commissioner of Agriculture declared approximately 1.50 acres of improved Property, formerly the site of the Camilla Poultry Veterinary Diagnostic Lab, surplus and no longer necessary for the operations of the Department of Agriculture. The property will be sold by competitive bid for fair market value or to a local government or State entity for consideration and provisions as the State Properties Commission shall in its discretion determine to be in the best interest of the State of Georgia.

Montgomery County: SPC File #428.02

Approximately 1.5 acres of State owned property, formerly the Montgomery Forestry Sub-Unit, is in the custody of the Georgia Forestry Commission and has been declared surplus to its needs. Montgomery County is desirous of acquiring the property for the consideration of \$10 with the stipulation that the property only be used for public purpose, and the County is willing to be responsible for the operating costs, maintenance and needed facility renovations and allow the GFC to keep personnel and equipment at that location at no cost other than those associated with Georgia Forestry's personnel and fire equipment.

Muscogee County: SPC File #434.11

The Georgia Forestry Commission declared the property and improvements formerly the site of the Muscogee Forestry Office surplus to the needs of the commission. The Georgia Forestry Commission is consolidating its activities around the State and has determined that the activities performed at the office should be consolidated with the Harris-Talbot County location. The property will be sold by competitive bid for the fair market value or to a local government or State entity for consideration and provisions as the State Properties Commission shall in its discretion determine to be in the best interest of the State of Georgia.

Muscogee County: SPC File #434.13

The Columbus Consolidated Government is requesting conveyance of approximately 0.054 of one acre of unimproved property from the Quick Start Columbus Regional campus, at the intersection of Transport Boulevard and Cargo Drive, to construct a traffic circle. The property is under the custody of the Technical College System of Georgia. Consideration will be improving safe ingress and egress to the site.

Polk County: SPC File #539.04

The Commissioner of Corrections has declared the old 12 acre Cedartown State prison surplus to the current and future needs of the department. The outstanding balance of General Obligation bonds owed on this property is approximately \$20,000. The property would be leased to the Otis Nixon Foundation (transitional center mission) for up to 10 years for fair market value and other consideration and provisions as the State Properties Commission shall in its discretion determine

to be in the best interest of the State of Georgia.

Quitman County: File SPC #541.01

The Georgia Forestry Commission declared approximately 1.01 acres, formerly the Quitman county office of the Stewart Sub-Unit, surplus to its needs. The property will be sold by competitive bid for fair market value or to a local government or State entity for consideration and provisions as the State Properties Commission shall in its discretion determine to be in the best interest of the State of Georgia.

Richmond County: SPC File #417.26

The Technical College System of Georgia has declared the former Talking Books property in Augusta, a library service for the blind surplus to its needs. The State Board of Technical College System of Georgia on February 2, 2012, in board resolution, approved the surplus of this property. The property will be sold by competitive bid for the fair market value or to a local government or State entity for consideration and provisions as the State Properties Commission shall in its discretion determine to be in the best interest of the State of Georgia.

Richmond County: SPC File #417.30

The Georgia Golf Hall of Fame would be conveyed to the Board of Regents of the University System of Georgia for such consideration and provisions as the State Properties Commission shall in its discretion determine to be in the best interest of the State of Georgia. One such provision would be that the Board shall not take, nor fail to take, any action which would cause such Tax Exempt Bonds to be deemed private activity bonds or arbitrage bonds under the Tax Code and shall not use the Project for any non-governmental purpose, or any purpose that would give rise to private business use, within the meaning of the Tax Code.

Richmond County: SPC File #417.35

The 7.4 acre old Youth Development Center in Augusta has not been used by the Department of Juvenile Justice for several years. The Augusta-Richmond County Consolidated Government is interested in acquiring the property. The property will be sold to the Consolidated Government of Augusta-Richmond County for a consideration of \$10 so long as the property is used for public purpose, or by competitive bid for fair market value or to a local government or State entity for consideration and provisions as the State Properties Commission shall in its discretion determine to be in the best interest of the State of Georgia.

Telfair County: SPC#548.03

The City of Milan has requested the conveyance of property totaling approximately 2.226 acres, the remaining portion of the former Milan State Prison. The property is under the custody of the Department of Corrections. The consideration will be \$10,000.

Washington County: SPC File #470.05.2

The City of Sandersville has requested the conveyance of approximately 2.583 acres, formerly the Sandersville Armory. The property is under the custody of the Department of Defense, and has been declared surplus to the Department's needs. The consideration will be for \$10, and to

be used for public purpose.

Wayne County: SPC File #422.03

The Commissioner of Agriculture declared improved Property totaling approximately 6.5537 acres, formerly the site of the Jesup Farmers Market, surplus and no longer necessary for the operations of the Department of Agriculture. The property will be sold by competitive bid for fair market value or to a local government or State entity for consideration and provisions as the State Properties Commission shall in its discretion determine to be in the best interest of the State of Georgia.

White County: SPC File #455.10

The Department of Natural Resources has custody of property known as the Outdoor Therapeutic Center, and has declared a portion of this property (27 acres) surplus to its needs. The State Board of Natural Resources, on February 29, 2012, approved the surplus of this property. The property will be sold by competitive bid for the fair market value or to a local government or State entity for consideration and provisions as the State Properties Commission shall in its discretion determine to be in the best interest of the State of Georgia.

Whitfield County: SPC File #449.06

The Commissioner of Agriculture declared approximately 0.55 of one acre of improved Property, formerly the site of the Dalton Poultry Veterinary Diagnostic Lab, surplus and no longer necessary for the operations of the Department of Agriculture. The property will be sold by competitive bid for fair market value or to a local government or State entity for consideration and provisions as the State Properties Commission shall in its discretion determine to be in the best interest of the State of Georgia.

GRANTING OF EASEMENTS OVER STATE OWNED REAL PROPERTIES AS AUTHORIZED BY RESOLUTION ACT 760 (S.R. 873).

Appling County: SPC File #605.63

Grant of easement to Georgia Power Company over approximately 0.0574 of one acre under the custody of the Georgia Department of Natural Resources for the installation of an early warning system associated with the power generation plant known as Plant Hatch, Siren #014. Said easement area is located at the Altamaha River Moody Forest WMA in Appling County. The consideration would be fair market value, not less than \$650.

Bartow County: SPC File #605.58

Grant of easement to Georgia Power Company over approximately 0.29 of one acre under the custody of the Georgia Forestry Commission for the installation, operation, and maintenance of an electrical power line. This is the service line to a new Forestry building combining the Bartow/Cherokee County units into one facility and is located on SR 140 in Bartow County. This service line is to our building so the consideration would be \$10.

Bibb/Houston County: SPC File #446.27/474.09

Grant of easement to Central Georgia Joint Development Authority over approximately 527.5 acres under the custody of the Georgia Department of Natural Resources for the purpose of a restrictive easement to provide a buffer for Robins Air Force Base. The consideration would be, as the project progresses, the Central Georgia Joint Development Authority plans to transfer select future properties acquired through this same process to the State of Georgia at no cost.

Chatham County: SPC File #605.79

Grant of easement to Georgia Power Company over approximately 2.9 acres under the custody of the Georgia Department of Natural Resources at Skidaway Island State Park for the purpose of replacing and upgrading an old utility line. In 1982, DNR issued Savannah Electric a revocable license over 2.9 acres to install and maintain underground utility lines within Skidaway Island State Park. Georgia Power purchased Savannah Electric in 1987. They are requesting a revocable license agreement which has been done and a permanent easement over the same 2.9 acres to replace and upgrade the old lines. This easement exclusively benefits the park according to DNR; therefore the consideration would be \$10.

Chatham County: SPC File #605.90

Grant of easement to Georgia Power Company over approximately 0.27 and 0.10 of one acre under the custody of the Georgia Bureau of Investigation at the Coastal Regional Crime Lab, Savannah Regional Drug Office and the Bomb Truck Garage in Savannah, Georgia for the installation, operation, and maintenance of an electrical power line. The consideration for such easement was negotiated based on Georgia Power appraisal work and shall be \$46,500. Georgia Power Company has agreed to provide as in-kind-cost-to-cure to GBI for the removal of existing trees the planting of 29 Japanese Ligustrum trees and centipede sod, the installation of an irrigation system, and a two year maintenance and guarantee, to be installed upon completion of the transmission line. This work is on the GBI property and we have no information in the files as to the negotiations with other property owners along the line.

Clayton County: SPC File #605.47

Grant of easement to Clayton County Water Authority over approximately 0.596 of one acre portion under the custody of the Georgia Department of Defense for the purpose of constructing a sewer line at the base. Said sewer line is located at Fort Gillem in Clayton County, Georgia. The consideration would be \$10.

Clinch County: SPC File #605.81

Grant of easement to Georgia Department of Transportation over approximately 0.045 of one acre under the custody of the Georgia Forestry Commission at the US Hwy 441 widening project in Clinch County for the purpose of constructing a road widening project. The consideration would be \$10.

Douglas County: SPC File #605.61

Grant of easement to Greystone Power Corporation over approximately 2.74 acres under the custody of the Department of Natural Resources at Sweetwater Creek State Park, Riverside

Parkway in Douglas County for the purpose of construction, operation, and maintenance of an electrical power line. This request is part of a project to add capacity on an existing circuit due to growth in the area which requires the power company to increase the height of the poles approximately 20 feet which requires longer guy wires that necessitate the additional easement area. DNR determined that there would be no adverse effect and it will provide access to improved electrical capacity for the Park. The consideration would be fair market value but no less than \$650.

Fulton County:

Grant various easements relocating existing easements in Foundry Street when acquired from the City of Atlanta, and easements for Atlanta Hall Management, Inc. for utility-like-uses on State property in the custody of the George L. Smith, III Georgia World Congress Center Authority, around the proposed College Football Hall of Fame. The consideration for the easements will be determined by the State Properties Commission.

Gordon County: SPC File #605.96

Grant of easement to Georgia Department of Transportation over approximately 0.030 of one acre under the custody of the Department of Natural Resources located at the Northwest corner side of SR 136 and I-75 in Resaca, Gordon County for the purpose to reconstruct the Interchange Improvement at I-75. The property is part of the Resaca Battlefield Historic Site but is not currently under any federal or heritage preserve restrictions. No impact on DNR; entire tract is only 2.267 acres and appears to be simply a vacant tract of land from pictures in the file. The consideration would be \$10.

Gordon County: SPC File #304.17

Grant of easement to Georgia Department of Transportation over approximately 0.121 of one acre under the custody of the State Properties Commission at SR3/US41/SR136 at SR136 in Gordon County for the purpose of constructing a road widening project. This area is part of the Western and Atlantic property but is not at the area of the new bridge project. There is a building on the property constructed by the County, then leased to the City. The consideration would be \$10.

Hall County: SPC File #605.92

Grant of easement to Hall County at Don Carter State Park over approximately 0.407 of one acre under the custody of the Georgia Department of Natural Resources for the purpose of constructing, maintaining, and operating county roads in Hall County, Georgia. These road improvements are for the access road to the park. The consideration would be \$10.

Hall County: SPC File #605.91

Grant of easement to Jackson EMC at Don Carter State Park, Hall County, Georgia under the custody of the Georgia Department of Natural Resources for the purpose of installing, maintaining, and operating overhead utility lines. The park is over 1,000 acres and construction was slated to begin in January of 2012. The consideration would be \$10.

Houston County: SPC File #605.98

Grant of easement to Flint EMC over approximately 0.774 of one acre under the custody of the Technical College System of Georgia at the Middle Georgia Technical College, Main Campus, Houston County, Georgia for the installation, operation, and maintenance of an underground electrical power line. These lines are entirely on campus and serve Buildings C, G, and J and improve electrical service for the buildings. The consideration would be \$10.

Jasper County: SPC File #605.103

Grant of easement to Central Georgia EMC over approximately 0.396 of one acre portion under the custody of the Georgia Department of Natural Resources for the installation, operation, and maintenance of an overhead power line for the expansion of the shooting range at Charlie Elliot Wildlife Center in Jasper County, Georgia. The consideration would be \$10.

McDuffie County: SPC File #605.57

Grant of easement to Georgia Power Company over approximately 0.101 of one acre under the custody of the Technical College System of Georgia located at the Thompson campus of Augusta Technical College in McDuffie County, Georgia for the installation, operation, and maintenance of an underground electrical power line. This line is part of the construction of the new Aircraft Technology Building and provides service to the new building. The consideration would be \$10.

Lowndes County: SPC File #605.89

Grant of easement to Georgia Power Company over approximately 0.619 of one acre portion under the custody of the Georgia Department of Agriculture for the purpose of moving and relocating power lines. The property is located at the Valdosta Farmers Market in Lowndes County, Georgia. The consideration would be fair market value not less than \$650.

Newton County: SPC File #605.74

Grant of easement to Georgia Department of Transportation over approximately 0.0107 of one acre under the custody of the Technical College System of Georgia located at the Covington-Newton Campus of Georgia Piedmont Technical College in Newton County, Georgia for the reconstruction and widening of SR 142 located at I-20 to Alcovy Road in Newton County, Georgia. The consideration would be \$10.

Tattnall County: SPC File #605.84

Grant of easement to Georgia Power Company over approximately 0.0574 of one acre under the custody of the Georgia Department of Corrections at the Georgia State Prison Property in Tattnall County, Reidsville, Georgia for the operation of an early warning system associated with the power generation plant known as Georgia Power's Plant Hatch in compliance with the federal Nuclear Energy Regulatory Commission regulations. The consideration would be for fair market value not less than \$650 and such further consideration and provisions as the State Properties Commission may determine to be in the best interest of the State of Georgia.

Ware County: SPC File #605.77

Grant of easement to John S. Braddy over approximately 0.207 of one acre under the custody of the Georgia Forestry Commission located at 4333 Okefenokee Swamp road, Waycross, Ware County, Georgia for a permanent access easement to his home. The access appears from aerials in the files to be across current cleared roadways that he has probably been using for access and is Forest Service roads. The memorandum of July 7, 2009 to Steve Stancil also states that this will improve fire response to the area and Forestry has no objections. The consideration would be \$650 and such further consideration and provisions as the State Properties Commission may determine to be in the best interest of the State of Georgia.

Ware County: SPC File #605.06

Grant of easement to Steve and Julie Mullis/L & S Mullis Farms, Inc. over approximately 0.944 of one acre under the custody of the Georgia Forestry Commission located on Lloyd Strickland Road in the Dixon Memorial State Forest in Ware County, Georgia for a permanent access easement and installation of a power line/pole at Dixon Memorial State Forest. Said easement will be for a total of 45' in width (30' for the road and 15' for the power line/pole). The easement will be for farm access only and if the land is converted or rezoned for other than agriculture purposes the easement is terminated and reverts back to the Georgia Forestry Commission. The consideration would be Fair Market Value, but not less than \$650.

HERITAGE PRESERVE ACT REVISIONS AS AUTHORIZED BY RESOLUTION ACT 770 (S.R. 765).

Bryan/Liberty County:

In accordance with change of use procedures a public meeting was held on October 26, 2011 by DNR to consider a change of use for the Heritage Preserve designation on 17.22 acres under the custody of the Department of Natural Resources at Richmond Hill Wildlife Management Area. No members of the public attended the meeting. The DNR Board approved this change of use over 17.22 acres of the Richmond Hill Wildlife Management Area on December 7, 2011. The Board granted the Commissioner permission to seek approval by the General Assembly to approve the change of use for the Heritage Preserve designation for an easement and to seek a revocable license from SPC for the purpose of construction, operation, and maintenance of electrical transmission lines by Georgia Transmission Corporation and Coastal EMC.

Senate Resolution 765 authorized a change of use of the Heritage Preserve designation on the 17.22 acres. SR 765 also authorized granting a 100' wide easement to Georgia Transmission Corporation for Coastal EMC to build a transmission line from the Burnt Church Substation in Bryan County to the Tradeport Industrial Park Substation in Liberty County. The easement area is approximately 32.22 acres including 28.3660 acres of salt marsh under the custody of the Department of Natural Resources and also includes the above 17.22 acre area including salt marsh previously designated as Heritage Preserve, Richmond Hill Wildlife Management Area for the construction, operation, and maintenance of electrical transmission lines to improve reliable electric service in this area.

The consideration for such easement shall be fair market value, not less than \$650, and such further consideration and provisions as the State Properties Commission may determine to be in the best interest of the state of Georgia.

To offset the impact to the Wildlife Management Area, Georgia Transmission Corporation will provide \$20,000 to replant native grasses to improve any habitat that might be disturbed during construction.

Butts County:

In accordance with change of Heritage Preserve use procedures, a public meeting was held on November 1, 2011 by DNR to consider a change of use for the Heritage Preserve designation on 0.41 of one acre under the custody of the Department of Natural Resources at High Falls State Park. All members of the public in attendance voiced support for the project. The DNR Board approved this change of use over 0.41 of one acre of High Falls State Park on December 7, 2011. The board granted the Commissioner permission to seek approval by the General Assembly to approve the change of use for the Heritage Preserve designation for an easement, and to seek a revocable license from SPC for the purpose of widening and maintaining the road and replacing the bridge on State Route 36 at the Towaliga River.

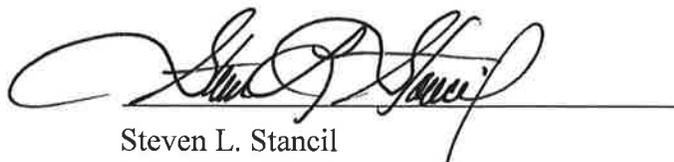
Senate Resolution 765 authorized the change of use for the Heritage Preserve designation on the 0.41 of one acre area and grant of a permanent easement on 0.13 of one acre of the same area.

The revocable license area of 0.41 of one acre includes a temporary road by pass route and the 0.13 of one acre permanent easement area to Georgia Department of Transportation over approximately 0.13 acre under the custody of the Georgia Department of Natural Resources at High Falls State Park to replace the bridge on State Route 36 at the Towaliga River. This is a minimal, but necessary change in order to ensure safety on the road and bridge over the Towaliga River. The consideration for the easement would be \$10.

Members reviewed the 2012 legislation and opted to make a mass voting on all three pieces of legislation. Greg Griffin moved to approve Resolution Act 759 (H.R. 1376), Resolution Act 760 (S.R. 873) and Resolution Act 770 (S.R. 765). Brian Kemp seconded the motion. The motion carried unanimously.

ADJOURNMENT.

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



Steven L. Stancil
Executive Director, State Properties Commission