



# STATE PROPERTIES COMMISSION

47 Trinity Avenue, S.W., Suite G02, Atlanta, Georgia 30334

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Chairman  
Nathan Deal  
*Governor*

*Executive Director*  
Steven L. Stancil

## MINUTES

### STATE PROPERTIES COMMISSION BOARD MEETING

TUESDAY, OCTOBER 2, 2012

STATE CAPITOL, ROOM 107

#### MEMBERS IN ATTENDANCE:

Governor Nathan Deal, Chair  
Alan Skelton, Vice Chair  
Brian Kemp, Secretary (by conference call)  
Steve McCoy, Member  
Dr. George Snelling, III, Citizen Member  
Mike Nixon, Citizen Member (by conference call)

#### IN ATTENDANCE:

Steve Stancil, State Properties Commission  
Frank Smith, State Properties Commission  
Heather York, State Properties Commission  
Wayne Clark, State Properties Commission  
J. Wade, State Properties Commission  
Sean Griffin, State Properties Commission  
Alisa Pereira, Georgia Building Authority  
Paul Melvin, Georgia Building Authority  
Marvin Woodward, Georgia State Financing and Investment Commission  
Angela Gunter, Georgia State Financing and Investment Commission  
Robert Farris, Georgia Forestry Commission  
Buford Sanders, Georgia Forestry Commission  
James Johnson, Georgia Forestry Commission  
Shannon McGhee, Law Department  
Frank Poe, Georgia World Congress Center Authority

**ATTENDANCE CONTINUED:**

Kevin Duvall, Georgia World Congress Center Authority  
Mark Williams, Department of Natural Resources  
Steve Friedman, Department of Natural Resources  
Rob Jones, Department of Corrections  
Rob Alden, Technical College System of Georgia  
John Stephenson, Atlanta Hall Management, Inc.  
John Christie, Atlanta Hall Management, Inc.

**CALL TO ORDER AND MINUTES OF THE PREVIOUS MEETING (8/24/12).**

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 August 24, 2012 meeting. George Snelling made a motion to approve the minutes and Steve McCoy seconded the motion. The motion carried unanimously.

**REQUEST TO APPROVE THE SATISFACTION OF THE CONTINGENCY IN THE GROUND LEASE TO ATLANTA HALL MANAGEMENT REGARDING THE PROVISION OF EVIDENCE OF SPONSORSHIP AND FINANCING IN THE AMOUNT TO FULLY FINANCE 100% OF THE CONSTRUCTION OF THE COLLEGE FOOTBALL HALL OF FAME PROJECT. (SPC # 406.48 FULTON COUNTY)**

Frank Smith presented the request to approve the satisfaction of the contingency in the ground lease approved October 11, 2011. The contingency in the lease required Atlanta Hall Management to provide evidence of access to 100% of financing required to construct the College Football Hall of Fame.

John Stephenson, Interim President and CEO of Atlanta Hall Management, presented a brief presentation outlining financing sources and that all requirements have been met.

Steve McCoy moved to approve the satisfaction of the contingency in the ground lease to Atlanta Hall Management for the College Football Hall of Fame project. Alan Skelton seconded the motion. The motion carried unanimously.

**REQUEST BY THE DEPARTMENT OF NATURAL RESOURCES FOR THE STATE OF GEORGIA, BY AND THROUGH THE STATE PROPERTIES COMMISSION, TO ENTER INTO A SETTLEMENT AGREEMENT TO RESOLVE THE TITLE CLAIMS REGARDING DISPUTED OWNERSHIP OF APPROXIMATELY 13 ACRES+/- AT BUFFALO SWAMP WILDLIFE MANAGEMENT AREA. (SPC # 823.12.1 MCINTOSH COUNTY)**

Steve Friedman presented the request by the Department of Natural Resources (DNR) for the State to enter into a settlement agreement to resolve title claims of approximately 13 acres at Buffalo Swamp Wildlife Management Area (WMA). The Estate of Ernest Moye filed a quiet title petition claiming ownership of 26 acres adjacent to the WMA; 13 of the 26 acres is claimed by DNR. A portion of that property was also claimed by the neighboring Gale family. The State's title company has offered to settle the matter for \$23,000 in exchange for the Gales

consenting to the boundary line of the 13 acres and the Moye Estate quitclaiming the property to the State. All costs are at the full expense of the title company.

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

**REQUEST BY THE DEPARTMENT OF NATURAL RESOURCES TO RENEW A LEASE AGREEMENT FOR A 100+/- ACRE SITE FROM THE U.S. DEPARTMENT OF ARMY CORPS OF ENGINEERS AT FLORENCE MARINA STATE PARK ON LAKE WALTER F. GEORGE FOR 25 YEARS FOR THE CONTINUED OPERATION OF A BOAT RAMP, FISHING PIER, AND KIRBO EDUCATIONAL CENTER. (SPC # 858.02.1 STEWART COUNTY)**

Steve Friedman presented the request by the Department of Natural Resources to renew a lease agreement with the U.S. Department of Army Corp of Engineers for an additional 25 years. The Department of Natural Resources entered into 25-year lease agreement with the Corp of Engineers in 1987 for the operation of a boat ramp, fishing pier and the Kirbo Educational Center. Renewing the lease would continue to provide public access at Florence Marina State Park. The consideration is the operation and maintenance of the premises.

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

**REQUEST BY THE GEORGIA FORESTRY COMMISSION TO ACQUIRE A CONSERVATION EASEMENT FROM JONES MILL POND LLC, LUMSDEN PROPERTIES LLC, AND WATERS EDGE PLANTATION LLC ON APPROXIMATELY 2,981.89 ACRES FOR A CONSIDERATION OF \$1. (SPC # 839.21 MERIWETHER COUNTY)**

Buford Sanders presented the request by the Georgia Forestry Commission to acquire a conservation easement in Meriwether County from Jones Mill Pond, LLC, Lumsden Properties, LLC and Water Edge Plantation, LLC for a consideration of \$1. Accepting the conservation easement would ensure the protection of the natural features of the property such as the 92 acre Jones Mill Pond and several perennial streams. A total of 10.3 miles of streams will be protected with no-harvest buffers.

The appraised value of the property before the conservation restrictions is \$4,745,000 and the value of the property encumbered with the conservation easement is \$4,339,000. The value of the conservation easement is \$3,116,000. The State Properties Commission review appraiser and staff have reviewed the Lumsden's appraisal and have approved it.

Steve McCoy moved to approve the request by the Georgia Forestry Commission. Alan Skelton seconded the motion. The motion carried unanimously.

**REQUEST BY THE DEPARTMENT OF CORRECTIONS THAT A ONE YEAR LEASE WITH TWO ONE-YEAR RENEWALS BE GRANTED TO STANLEY FARMS, LLC FOR HUNTING ON THREE TRACTS OF STATE OWNED PROPERTY CONTAINING**

**A TOTAL OF APPROXIMATELY 220 ACRES AT THE REIDSVILLE STATE PRISON FOR A CONSIDERATION OF \$2,200 PER YEAR. (SPC # 478.08.1 TATTNALL COUNTY)**

Rob Jones presented the request to grant a one year lease with two one-year renewals to Stanley Farms, LLC for hunting on approximately 220 acres at Reidsville State Prison in Tattnall County for a consideration of \$2,200 per year. The property is swampy and unusable to the Department. Granting the lease for hunting by the Stanley family members and guests would not interfere with the operations of the Prison.

Steve McCoy moved to approve the request by the Department of Corrections. Alan Skelton seconded the motion. The motion carried unanimously.

**REQUEST BY THE DEPARTMENT OF PUBLIC SAFETY TO GRANT A ONE YEAR LEASE WITH TWO ONE-YEAR RENEWALS TO JUSTICE FEDERAL CREDIT UNION OF APPROXIMATELY 2,224 SQUARE FEET FOR AN AUTOMATED TELLER MACHINE (ATM) AND BANKING BRANCH AT THE GEORGIA DEPARTMENT OF PUBLIC SAFETY (DPS) HEADQUARTERS IN ATLANTA FOR CONSIDERATION OF \$1,872 PER MONTH. (SPC # 406.50 FULTON COUNTY)**

Frank Smith presented the request on behalf of the Department of Public Safety to grant a one year lease with two one-year renewals to Justice Federal Credit Union. The 2,000 square foot branch and ATM will provide services to the employees of the Department of Public Safety located at Confederate Avenue in Atlanta. The consideration for the lease is \$10 per square foot.

Alan Skelton moved to approve the request by the Department of Public Safety. Steve McCoy seconded the motion. The motion carried unanimously.

**REQUEST BY THE DEPARTMENT OF PUBLIC SAFETY TO REVERT OWNERSHIP OF PUBLIC SAFETY'S POST 46 TO ROCKDALE COUNTY ON IRIS DRIVE IN CONYERS; AND TO APPROVE THE ACQUISITION WITH REVERSION CLAUSE CONTAINING THE GEORGIA BUREAU OF INVESTIGATION'S MAJOR THEFT UNIT OFFICE FOR A CONSIDERATION OF \$10. (SPC # 543.05, # 841.21 ROCKDALE COUNTY)**

Frank Smith presented the request on behalf of the Department of Public Safety to revert 4.017 acres to Rockdale County and acquire 2.408 acres. The County donated the property to the State with the requirement that the property be used as a DPS Post or the property would revert back to the County. In 2009 the Post was closed but a GBI unit remained on a portion of the 4 acres. The request today allows the reversion of the entire 4.017 acres as called for in the deed but also approves the acquisition from the County of the 2.408 acres that the active GBI unit sits on

George Snelling moved to approve the request by the Department of Public Safety. Steve McCoy seconded the motion. The motion carried unanimously.

**REQUEST BY THE TECHNICAL COLLEGE SYSTEM OF GEORGIA TO ACQUIRE APPROXIMATELY 2 ACRES FROM THE AUGUSTA TECHNICAL COLLEGE**

**FOUNDATION, INC. FOR FUTURE GROWTH AND EXPANSION OF THE HEALTH PROGRAM AT AUGUSTA TECHNICAL COLLEGE - AUGUSTA CAMPUS FOR A CONSIDERATION OF \$10. (SPC # 838.32 RICHMOND COUNTY)**

Rob Alden presented the request by the Technical College System of Georgia to acquire approximately 2 acres from the Augusta Technical College Foundation. The property is adjacent to the Augusta Technical College campus and would provide for future expansion of the health sciences program at the college. The property is valued at \$97,565 by the County Appraiser and the consideration for the acquisition is \$10.

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

**REQUEST BY THE TECHNICAL COLLEGE SYSTEM OF GEORGIA TO ACQUIRE APPROXIMATELY 6.65 ACRES FROM THE HOSPITAL AUTHORITY OF HOUSTON COUNTY TO CONSTRUCT A HEALTH SERVICES CENTER AT MIDDLE GEORGIA TECHNICAL COLLEGE - WARNER ROBINS CAMPUS IN FOR A CONSIDERATION OF \$10. (SCP # 878.35 HOUSTON COUNTY)**

Rob Alden presented the request by the Technical College System of Georgia to acquire approximately 6.65 acres from the Hospital Authority of Houston County. The Middle Georgia Technical College campus is not conducive for expansion of its allied health programs. Acquiring the property would meet the needs of the middle Georgia region by providing additional classroom space and science labs.

Steve McCoy moved to approve the request by the Technical College System of Georgia. Alan Skelton seconded the motion. The motion carried unanimously.

**REQUEST BY THE TECHNICAL COLLEGE SYSTEM OF GEORGIA TO ACQUIRE APPROXIMATELY 31.73 ACRES FROM THE DEVELOPMENT AUTHORITY OF BULLOCH COUNTY TO CONSTRUCT OGEECHEE TECHNICAL COLLEGE - STATESBORO CAMPUS FOR A CONSIDERATION OF \$10. (SPC # 914.12 BULLOCH COUNTY)**

Rob Alden presented the request by the Technical College System of Georgia to acquire approximately 31.73 acres from the Development Authority of Bulloch County to construct the Statesboro campus of Ogeechee Technical College. This project will accommodate program growth and provide modern laboratory space for the Natural Resources programs, which are currently housed in modular classroom buildings.

Steve McCoy moved to approve the request by the Technical College System of Georgia. Alan Skelton seconded the motion. The motion carried unanimously.

**REQUEST TO APPROVE A RESOLUTION REQUESTING GEORGIA STATE FINANCING AND INVESTMENT COMMISSION (GSFIC) TO PROCEED TO ESTABLISH FISCAL POLICIES AND APPROVE THE MAXIMUM MULTIYEAR CONTRACT VALUE FOR THE REMAINDER OF FISCAL YEAR 2013 AND**

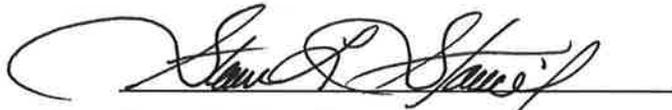
**ENTIRETY OF FISCAL YEAR 2014; AND TO RECOMMEND TO GSFIC THE APPROVAL OF TOTAL MULTIYEAR CONTRACT VALUE AUTHORITY FOR FISCAL YEAR 2013 AND FISCAL YEAR 2014. (SPC # 831.24)**

Frank Smith presented the request to approve a resolution requesting the Georgia State Financing and Investment Commission (GSFIC) to establish fiscal policies and approve a maximum multi-year contract value. Last session, the General Assembly passed legislation supporting the State's effort to amend the Constitution to allow for certain agencies to enter into multi-year rental agreements. The amendment to the Constitution will be considered at the general election on Nov. 6<sup>th</sup>. If approved, the law requires GSFIC to set fiscal policies and approve a maximum multiyear contract value. SPC staff has worked with GSFIC staff and come up with a request of \$55 million for FY 2013 and \$125 million for FY 2014.

Alan Skelton moved to approve the resolution establishing fiscal policies and multi-year contract values. Steve McCoy seconded the motion. The motion carried unanimously.

**ADJOURNMENT**

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



Steven L. Stancil  
Executive Director, State Properties Commission