



# 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

WEDNESDAY, OCTOBER 21, 2015

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:**

Steven Stancil, State Properties Commission  
Frank Smith, State Properties Commission  
Heather York, 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  
Willie Acree, State Properties Commission  
Mikki Hutchins, State Properties Commission  
Sonny Manalili, Georgia Building Authority  
Steve Fanczi, Georgia Building Authority  
Carla Blanks, Georgia Building Authority  
Paul Melvin, Georgia Building Authority  
April King, Georgia Building Authority  
Shelby Perdue, Georgia Building Authority  
Mary Jo Volkert, Georgia Law Department  
Deatre Hines-Bey, Georgia Law Department

**IN ATTENDANCE:**

Mark Williams, Georgia Department of Natural Resources  
Steve Friedman, Georgia 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  
Dr. Ray Perren, Lanier Technical College  
Julia Ayers, Office of the Governor  
Jen Talaber, Office of the Governor  
John Culverhouse, Governor’s Office of Planning & Budget  
Miller Edwards, Mauldin & Jenkins  
Joshua Silavent, Gainesville Times  
Greg Bluestein, Atlanta Journal Constitution  
Jim Galloway, Atlanta Journal Constitution

**Call to order and minutes of the September 15, 2015 meeting.**

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 September 15, 2015 meeting. John Breakfield 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 by purchase six separate tracts of land for the Robins Air Force Base Buffer Project at Echeconnee Creek Wildlife Management Area in Houston County. (SPC # 878.89, # 878.98, # 878.99, # 878.91, #878.95, #878.90)**

Steve Friedman presented the request by the Department of Natural Resources to acquire six tracts of land located 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 123 and each tract had two appraisals conducted with the purchase prices falling within the appraised values.

<u>Tract Name</u>	<u>Acreage - Address</u>	<u>Price</u>
1. Henton	0.25 acre – 103 Cranford St.	\$45,600
2. Porter	0.46 acre – 104 Shi St.	\$5,100
3. Porter	0.29 acre – 106 Shi St.	\$30,000
4. Martin	0.24 acre – 109 Cranford St.	\$2,400
5. Sherline	0.31 acre – 117 Shi St.	\$38,000
6. Clark	1.06 – 201 Palmer Cir.	\$18,000

Brian Kemp motioned to approve the request by the Department of Natural Resources. Phil Carlock seconded the motion. The motion carried unanimously.

**Request by the Department of Natural Resources to acquire approximately 323 acres of real property from the Watermelon Creek, LLC (the Tillman Tract) at Big Hammock Wildlife Management Area in Tattnall County for a consideration of \$325,000. (SPC # 828.21)**

Steve Friedman presented the request by the Department of Natural Resources to acquire approximately 323 acres, known as the Tillman Tract, from the Watermelon Creek, LLC in Tattnall County for

\$325,000. The property is located adjacent to Big Hammock Wildlife Management Area and supports a habitat of longleaf pine and gopher tortoises. The purchase price is below the two appraisals and funding comes entirely from the U.S. Fish and Wildlife Service Grant.

Alan Skelton motioned to approve the request by the Department of Natural Resources. Phil Carlock seconded the motion. The motion carried unanimously.

**Request by the Department of Natural Resources to grant a non-exclusive Easement to Henry County Water Authority of approximately 0.02 of an acre for the construction, operation and maintenance of an underground waterline, vault and meter at the Panola Mountain State Park in Henry County for \$10. (SPC # 605.243)**

Steve Friedman presented the request by the Department of Natural Resources to grant an easement to the Henry County Water Authority at Panola Mountain State Park. The 0.02 acre easement area is for the construction of an underground waterline, vault and meter to serve a new building at the State Park. The easement area in the Heritage Preserve Designation area and a change of use was adopted in 2014 for the construction of the park facilities.

Phil Carlock motioned to approve the request by the Department of Natural Resources. Brian Kemp seconded the motion. The motion carried unanimously.

**Request by the Technical College System of Georgia to acquire from Gainesville Howard Road, LLC approximately 85.5 acres at Lanier Technical College in Hall County for a consideration of \$75,000 per acre or an estimated \$6,412,500. (SPC # 868.31)**

Gretchen Corbin presented the request by the Technical College System of Georgia to acquire 85.5 acres from Gainesville Howard Road, LLC for the new Hall County campus of Lanier Tech. The property is located northwest of Highway 365, a critical growth corridor in Hall County. The location is in close proximity to students and businesses. The site is graded and ready for construction and has direct access to Interstate 985 and Highway GA 365. Two appraisals were conducted at \$5.215 million and \$7.525 million respectively. The seller has given TCSG a purchase option for the entire tract at \$75,000 per acre or an estimated \$6.4 million. Funds are available within the 2016 fiscal year budget allocation to support this acquisition.

Alan Skelton motioned to approve the request by the Technical College System of Georgia. Phil Carlock seconded the motion. The motion carried unanimously.

**Request by the Georgia Department of Behavioral Health & Developmental Disabilities to grant a one year lease with two one-year renewals to Tent-Sational Events, Inc. for the use of the Carpentry Shop located on 766 Central Shop Road at Central State Hospital in Baldwin County for a consideration of \$24,000 per year. (SPC # 401.84.1)**

Frank Smith presented the request on behalf of the Department of Behavioral Health and Developmental Disabilities to grant a one-year lease for the use of a vacant facility at the Central State Hospital campus in Baldwin County. The old carpentry shop, consisting of 9,600 square feet, would be leased to Tent-Sational Events for one year with two one-year renewal options for the fair market value of \$24,000 per year.

Brian Kemp motioned to approve the request by the Georgia Department of Behavioral Health & Developmental Disabilities. Alan Skelton seconded the motion. The motion carried unanimously.

**Request by the Georgia Ports Authority to acquire from Murray County approximately 39.95 acres of unencumbered real property known as Appalachian Regional Port, for a consideration of \$10 and construction by the Authority of a railroad container transportation facility at the inland port. (SPC # 875.19)**

Frank Smith presented the request on behalf of the Georgia Ports Authority to acquire approximately 40 acres in Murray County for the Appalachian Regional Port. On July 28th of this year, Murray County, Ports and CSX Transportation entered into an MOU. The MOU contemplates that Murray County would convey the property to Ports for \$10; Ports would construct the railroad container transfer facility and CSX would operate the facility. CSX would also construct a 7,000 foot siding and clearance improvements. It is desired that the closing on this property happen as soon as possible.

Governor Deal informed the members that this inland port will not only serve north Georgia but also a portion of Alabama and Tennessee. The port will take an estimated 50,000 tractor trailers off the road and place the containers on railcars with direct rail to the port.

Brian Kemp motioned to approve the request by the Georgia Ports Authority. Phil Carlock seconded the motion. The motion carried unanimously.

**Request by the Georgia Public Defender Council (GPDC) for the State Properties Commission (SPC) to amend its five year lease to expand the premises subleased by SPC on behalf of GPDC from the State Bar of Georgia at 104 Marietta Street in Atlanta. (Lease # 6048)**

Frank Smith presented the request on behalf of the Georgia Public Defender Standards Council for SPC to amend its five-year lease with the State Bar of Georgia. In August of this year, SPC approved the five year lease with the State Bar for 31,630 square feet. This square footage allowed for an expansion of their administrative staff and Metro Conflicts teams. To avoid legal conflicts, the Metro Capital Defender staff is housed in the building but on a separate floor. The amendment would allow for the Metro Capital Defender staff to expand by 2,000 square feet at the same rate and terms.

Alan Skelton motioned to approve the request by the Georgia Public Defender Council. Phil Carlock seconded the motion. The motion carried unanimously.

**Request to approve a resolution requesting the Georgia State Financing and Investment Commission amend the fiscal year 2016 multiyear contract value to increase the original amount from \$200,000,000 to \$620,000,000 for multiyear lease and rental agreements.**

Frank Smith presented a resolution requesting the Georgia State Financing and Investment Commission board to increase SPC's multi-year lease contract value authority for FY 2016 from \$200,000,000 to \$620,000,000. This increase anticipates a few large leases including the renegotiation of the Department of Transportation lease at One Georgia Center which is almost 300,000 square feet.

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

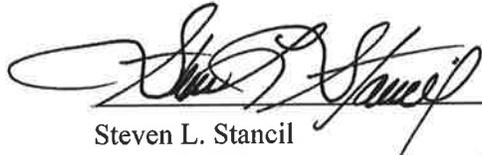
**Request to approve a resolution requesting the Georgia State Financing and Investment Commission establish a multiyear contract value in the amount of \$100,000,000 for fiscal year 2017 for multiyear lease and rental agreements.**

Frank Smith presented a resolution requesting the Georgia State Financing and Investment Commission board set a multi-year contract value authority for FY 2017 at \$100,000,000.

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

**Adjournment**

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



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Steven L. Stancil  
Executive Director, State Properties Commission