



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 BOARD MEETING

TUESDAY, DECEMBER 11, 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
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
Steve Fanczi, Georgia Building Authority
Carla Blanks, Georgia Building Authority
Sonny Manalili, Georgia Building Authority
Marvin Woodward, Georgia State Financing and Investment Commission
Angela Gunter, Georgia State Financing and Investment Commission
Robert Farris, Georgia Forestry Commission

ATTENDANCE CONTINUED:

Buford Sanders, Georgia Forestry Commission
Reggie Lanier, Georgia Forestry Commission
Devon Dartnell, Georgia Forestry Commission
Rob Alden, Technical College System of Georgia
Laura Gammage, Technical College System of Georgia
Sharon Bartels, Gwinnett Technical College
David Weldon, Gwinnett Technical College
Kelly Barnes, Georgia Northwestern Technical College
Jackie Rohosky, Georgia QuickStart
Laura Elder, Lanier Technical College
Jennifer Nelson, Chattahoochee Technical College
David Simmons, Chattahoochee Technical College
Ron Newcomb, Chattahoochee Technical College
Lloyd Horadan, Oconee Fall Line Technical College
Shannon McGhee, Law Department
Jon Paget, Georgia Bureau of Investigation
Steve Friedman, Department of Natural Resources
Bart Gobeil, Office of the Governor
Chris Riley, Office of the Governor
Ryan Teague, Office of the Governor
Teresa MacCartney, Governor's Office of Planning and Budget
Vincent Russo, Office of the Secretary of State
Thomas Farmer, The Nature Conservancy
John Izard, Cushman & Wakefield
Phil Carlock, ECI Group, Inc.

CALL TO ORDER AND MINUTES OF THE PREVIOUS 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 October 2, 2012 meeting. Brian Kemp made a motion to approve the minutes and Steve McCoy seconded the motion. The motion carried unanimously.

REQUEST BY THE DEPARTMENT OF NATURAL RESOURCES TO ACQUIRE APPROXIMATELY 5,102 ACRES OF REAL PROPERTY FROM THE NATURE CONSERVANCY (BOYLES ISLAND TRACT STAGE I), PENHOLLOWAY SWAMP WILDLIFE MANAGEMENT AREA IN WAYNE COUNTY FOR A CONSIDERATION OF \$612.32 PER ACRE - \$3,124,072.60 TOTAL. (SPC # 905.08)

Steve Friedman presented the request by the Department of Natural Resources to acquire 5,102 acres in Wayne County from The Nature Conservancy for a consideration of \$3,124,072.60. The property is located on the lower Altamaha River floodplain, an important conservation area. Acquiring the property will add public recreational opportunities and will buffer the Townsend Bombing Range which is used by all branches of the military in 40 states. Funding for the purchase is provided from General Obligation Bonds (\$1,924,072.60), U.S. Fish and Wildlife

Service Coastal Wetland Grant (\$1,000,000.00) and the Knobloch Foundation (\$200,000.00). The State's portion is \$1,924,072.60.

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 DEPARTMENT OF NATURAL RESOURCES TO ACQUIRE APPROXIMATELY 810 ACRES OF REAL PROPERTY FROM THE CONSERVATION FUND (RED STRIPE TRACT STAGE I), FLAT TUB WILDLIFE MANAGEMENT AREA IN JEFF DAVIS COUNTY FOR A CONSIDERATION OF \$1,600 PER ACRE - \$1,296,000 TOTAL. (SPC # 925.05)

Steve Friedman presented the request by the Department of Natural Resources to acquire approximately 810 acres from The Conservation Fund for a consideration of \$1,296,000. The property is adjacent to Flat Tub WMA and across from Horse Creek WMA. Acquiring the property would connect the two WMA's, improve protection of the area and create public recreational opportunities. It is also located in the Ocmulgee River floodplain which is one of the most valuable ecological corridors in Georgia. Due to the geology and topography of the region, there are approximately 700 plant species identified in this area. The source of funding to purchase the property is entirely from the federal Pitman Robertson Grant Funds.

Brian Kemp 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 ENTER INTO A LEASE WITH PULASKI COUNTY FOR 25 YEARS FOR CONSTRUCTING, OPERATING, AND MAINTAINING A BOAT RAMP AT HAWKINSVILLE LANDING BOAT RAMP ON APPROXIMATELY 2.9 ACRES ON THE OCMULGEE RIVER FOR A CONSIDERATION OF \$1. (SPC # 921.06)

Steve Friedman presented the request by the Department of Natural Resources to enter into a lease with Pulaski County for 25 years to construct and operate a boat ramp over 2.9 acres on the Ocmulgee River for a consideration of \$1. The total cost of construction would be between \$120,000 and \$200,000. The construction funding is 25% State DNR bond funds and 75% federal funds from the Sport Fish Restoration Program.

Alan Skelton 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 TO RENEW A LICENSE AGREEMENT FOR APPROXIMATELY 11.19 ACRES AT LAKE HARTWELL RESERVOIR FROM THE U.S. DEPARTMENT OF ARMY CORPS OF ENGINEERS FOR 10 YEARS FOR THE CONTINUED OPERATION OF A FLOATING BOATHOUSE, RAMP FOR DNR BOATS, AND LAW OFFICER'S RESIDENCE; FOR A ONE-TIME \$1,000.00 ADMINISTRATIVE FEE IN HART COUNTY. (SPC # 855.6)

Steve Friedman presented the request by the Department of Natural Resources to renew a license agreement for 11.19 acres at Lake Hartwell Reservoir in Hart County from the U.S. Army Corps of Engineers for the continued operation of a floating boathouse, ramp, and law officer's residence. The Department of Natural Resources entered into a 25-year license agreement in 1987 and renewal of the license will be for an additional ten years. The cost for the agreement is a one-time \$1,000 administrative fee.

Brian Kemp 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 CALLAWAY BLUE SPRINGS, LLLP ON APPROXIMATELY 986.492 ACRES IN HARRIS COUNTY FOR A CONSIDERATION OF \$1. (SCP # 866.12)

Buford Sanders presented the request by the Georgia Forestry Commission to accept a donated conservation easement over approximately 986.492 acres in Harris County for a consideration of \$1. The easement meets the goals of Georgia's Forest Legacy Program and the Georgia Land Conservation Council. It will be administered by the Georgia Forestry Commission and managed as a working forest.

The appraisal has been through the SPC appraisal review process and based upon the commitment to apply for a State tax credit under general partnerships, staff of SPC agree that Callaway Blue Springs is eligible for a maximum one-time tax credit of \$1,000,000 for the 2012 tax year.

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

REQUEST BY THE TECHNICAL COLLEGE SYSTEM OF GEORGIA TO ACQUIRE APPROXIMATELY 20 ACRES FROM THE BARROW COUNTY SCHOOL SYSTEM TO CONSTRUCT A GENERAL CLASSROOM BUILDING AT LANIER TECHNICAL COLLEGE-BARROW COUNTY CAMPUS IN BARROW COUNTY FOR A CONSIDERATION OF \$10. (SPC # 832.05)

Rob Alden presented the request by the Technical College System of Georgia to acquire approximately 20 acres from the Barrow County School System to construct a general classroom building in Barrow County. Lanier Technical College has identified a need for additional educational programs offering certificate programs and a need for an extension of the college within Barrow County. The County has agreed to donate the property needed to locate the proposed campus. For Fiscal Year 2013, \$16,000,000 was authorized for design and construction.

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

REQUEST BY THE TECHNICAL COLLEGE SYSTEM OF GEORGIA TO ACQUIRE TWO PROPERTIES WITH THE COMBINED ACREAGE OF APPROXIMATELY 0.881 OF ONE ACRE FROM THE CHATTAHOOCHEE TECH FOUNDATION, INC., FOR THE CHATTAHOOCHEE TECHNICAL COLLEGE-NORTH METRO CAMPUS IN BARTOW COUNTY FOR A CONSIDERATION OF \$188,000. (SPC # 860.14.2 / # 860.14.1)

Rob Alden presented the request by the Technical College System of Georgia to acquire two properties with the combined acreage of approximately 0.881 of one acre from the Chattahoochee Tech Foundation for a consideration of \$188,000. The two parcels are single family residential properties adjacent to the Chattahoochee Technical College – North Metro Campus. The college has a need for additional storage to house archived files, maintenance equipment and landscaping chemicals. The college is currently renting POD containers to store the equipment on the campus. The college has been able to raise the necessary capital through tuition and student fees to acquire the properties.

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 THE APPROXIMATELY 9.17 ACRE SITE OF THE FORMER WOODSTOCK ELEMENTARY SCHOOL FROM CHEROKEE COUNTY SCHOOL SYSTEM AS A SATELLITE CAMPUS FOR CHATTAHOOCHEE TECHNICAL COLLEGE FOR A CONSIDERATION OF \$10. (SPC # 939.06.1)

Rob Alden presented the request by the Technical College System of Georgia to acquire 9.17 acres, the former Woodstock Elementary School, from the Cherokee County School System for a consideration of \$10. In 2005, the Cherokee School System invested \$750,000 in renovations to bring the elementary school into useable condition for use as a satellite campus for Chattahoochee Technical College. The College currently has a 25 ground lease with a 25-year renewal for the 9.17 acres but in order to use General Obligation bonds to make further improvements to the facility, the property must be owned in fee simple by the State. For Fiscal Year 2013, the total renovation cost of \$5,245,000 was authorized.

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

REQUEST BY THE TECHNICAL COLLEGE SYSTEM OF GEORGIA TO ACQUIRE APPROXIMATELY 25.4 ACRES FROM AVALON REMAINDER, LLC TO CONSTRUCT A NORTH FULTON CAMPUS BUILDING AT GWINNETT TECHNICAL COLLEGE-NORTH FULTON CAMPUS IN FULTON COUNTY FOR A CONSIDERATION OF \$244,094 PER ACRE - \$6,200,000 TOTAL. (SPC # 812.123)

Rob Alden presented the request by the Technical College System of Georgia to acquire 25.4 acres from Avalon Remainder, LLC for a consideration of \$6,200,000. The Gwinnett Technical College has identified a need for educational programs offering certificates in Medical,

Entertainment and Construction Technology to better serve the students and the residents of North Fulton County. The North Fulton Campus Building would be approximately 86,500 square feet with an anticipated cost of \$25,000,000 for the acquisition, design and construction. The property was valued at \$244,094 per acre and \$255,905 by two separate appraisers.

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 THE APPROXIMATE 20.36 ACRE SITE OF THE FORMER SANDERSVILLE ELEMENTARY SCHOOL FROM WASHINGTON COUNTY BOARD OF EDUCATION TO ESTABLISH THE OCONEE FALL LINE TECHNICAL COLLEGE-SES COMMUNITY RESOURCE AND INSTRUCTIONAL CAMPUS IN WASHINGTON COUNTY FOR A CONSIDERATION OF \$10. (SPC # 859.11)

Rob Alden presented the request by the Technical College System of Georgia (TCSG) to acquire 20.36 acres, the former Sandersville Elementary School from the Washington County Board of Education. This site will be used to establish the Oconee Fall Line Technical College–SES Community Resource and Instructional Campus. The College has identified a need for educational programs offering certificates in Mine Safety and Culinary Arts. TCSG will request \$11,000,000 for design and renovation and \$2,000,000 for Furniture, Fixtures and Equipment in anticipated future bond sales.

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 3.35 ACRES WITH AN EXISTING 18,000 SQUARE FOOT BUILDING FROM THE BOARD OF REGENTS OF THE UNIVERSITY SYSTEM OF GEORGIA TO OPERATE THE NORTHWEST GEORGIA COLLEGE & CAREER ACADEMY IN WHITFIELD COUNTY FOR A CONSIDERATION OF \$10. (SPC # 816.10)

Rob Alden presented the request by the Technical College System of Georgia (TCSG) to acquire approximately 3.35 acres with an existing 18,000 square foot building from the Board of Regents of the University System of Georgia (Regents) to operate the Northwest Georgia College & Career Academy. Regents acquired the property as a gift from Whitfield County Board of Education in 2007 and used it as part of the Dalton State College Campus-Academic Building. Regents ceased operations and declared the property surplus in December 2012. TCSG will relocate some of their existing programs from their Career Academy to this building.

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

REQUEST BY THE TECHNICAL COLLEGE SYSTEM OF GEORGIA TO ACQUIRE APPROXIMATELY 6.7 ACRES FROM JC FLEX, LLC TO CONSTRUCT THE BIO SCIENCE QUICKSTART CENTER NEAR THE NEW BAXTER INTERNATIONAL, INC. FACILITY, ATHENS TECHNICAL COLLEGE-COVINGTON CAMPUS, IN NEWTON COUNTY FOR A CONSIDERATION OF \$201,000. (SPC # 898.07)

Rob Alden presented the request by the Technical College System of Georgia to acquire 6.7 acres from JC Flex, LLC to construct the Bio Science QuickStart Center as part of the Athens Technical College – Covington Campus for a consideration of \$201,000. The property is located across from the Baxter International, Inc. facility. Constructing a Bio Science Training Center will offer training in bio-tech fields to employees at Baxter as well as other industries and pharmaceutical companies.

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

REQUEST BY THE GEORGIA DEPARTMENT OF AGRICULTURE TO APPROVE THE CONVEYANCE OF APPROXIMATELY 1.5 IMPROVED ACRES, THE FORMER CAMILLA POULTRY LAB, TO THE CITY OF CAMILLA FOR THE CONSIDERATION OF \$10 AND PUBLIC USE. (SPC # 411.10)

Frank Smith presented the request on behalf of the Department of Agriculture to approve the conveyance of the vacant Camilla Poultry Lab in Mitchell County. The City of Camilla originally donated the property to the State in 1994 and was used by Agriculture until the facility was closed last year. The conveyance will require the City to use the property to serve the citizens of Mitchell County. This conveyance was authorized this past session by the General Assembly.

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

REQUEST BY THE GEORGIA BUREAU OF INVESTIGATION TO APPROVE THE ACQUISITION OF APPROXIMATELY 5 ACRES OF IMPROVED PROPERTY, GBI REGION 3 INVESTIGATIVE OFFICE, UPON TERMINATION OF A LEASE/PURCHASE RENTAL AGREEMENT FROM SUMTER COUNTY FOR A CONSIDERATION OF \$10. (SPC # 862.11)

Jon Paget presented the request by the Georgia Bureau of Investigation to acquire approximately 5 acres upon termination of a lease/purchase rental agreement from Sumter County. In 2001, Sumter County agreed to construct the Region 3 Investigative Office for the GBI and lease it to them for a period of 10 years. At the expiration of that lease, the State has the option to acquire the property and building for \$10. The request is to exercise that option.

Brian Kemp moved to approve the Bureau of Investigation. Steve McCoy seconded the motion. The motion carried unanimously.

REQUEST BY THE GEORGIA WORLD CONGRESS CENTER AUTHORITY THAT A REVOCABLE LICENSE BE GRANTED TO TOJV, LLC FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF A CONNECTOR BETWEEN THE OMNI HOTEL AND STATE-OWNED PROPERTY AT THE WORLD CONGRESS CENTER OF APPROXIMATELY 0.07 ACRES IN FULTON COUNTY FOR A CONSIDERATION OF \$650. (SPC # 605.137)

Frank Smith presented the request on behalf of the Georgia World Congress Center Authority to grant a revocable license to TOJV, LLC, owner of the Omni Hotel, for a connector walkway between the Omni Hotel and Building A of the World Congress Center. As part of the College Football Hall of Fame project, a covered walkway is planned to connect the Hall of Fame and Building A of the World Congress Center. The Omni Hotel, which is adjacent to the site for the Hall of Fame, is requesting a revocable license and ultimately an easement to tie into this walkway. If a permanent easement is authorized by the General Assembly and approved by SPC at a later date, TOJV, LLC will be required to pay the fair market value for that easement.

Brian Kemp moved to approve the request by the Georgia World Congress Center Authority. Steve McCoy seconded the motion. The motion carried unanimously.

REQUEST TO APPROVE STATE PROPERTIES COMMISSION POLICIES.

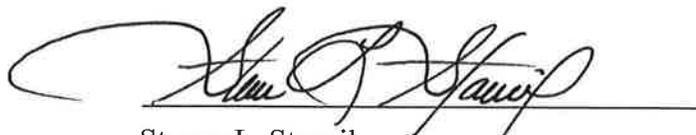
Members reviewed the proposed State Properties Commission policies:

- SPC – 01: Asset Management - Proper Shutting Down of Vacant Buildings
- SPC – 02: Space Management - Demand Management
- SPC – 03: Space Management - Space Standards
- SPC – 04: Space Management - Assignment of Space
- SPC – 05: Land Management - Conservation Easement Appraisal Reviews
- SPC – 06: Land Management - Certifications of Ownership for State Agencies
- SPC – 07: Land Management - Saltmarsh Mitigation Credits to State Agencies
- SPC – 08: Transaction Management - Leasing Requirements for State Properties Commission
Multiyear Rental Agreements for Administrative Space

Members had no further discussion. Brian Kemp moved to approve the State Properties Commission Policies. Steve McCoy 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