



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

THURSDAY, NOVEMBER 13, 2014
10:00 AM

STATE CAPITOL, ROOM 107

MEMBERS IN ATTENDANCE:

Governor Nathan Deal, Chair
Alan Skelton, Vice Chair (by conference call)
Brian Kemp, Secretary (by conference call)
Steve McCoy, Member
Phil Carlock, Citizen Member (by conference call)
John Breakfield, Citizen Member

IN ATTENDANCE:

Frank Smith, State Properties Commission
Steve Stancil, State Properties Commission
Heather York, State Properties Commission
Tamika Crittenden, State Properties Commission
J. Wade, State Properties Commission
Clark Wong, State Properties Commission
Alisa Pereira, Georgia Building Authority
Sonny Manalili, Georgia Building Authority
Mark Williams, Department of Natural Resources
Daniel Brown, Department of Natural Resources
Denise Whiting-Pack, Department of Law
Marvin Woodward, Georgia State Financing & Investment Commission
Bart Gobeil, Governor's Office
Chris Riley, Governor's Office
Teresa MacCartney, Office of Planning & Budget
Michael Howell
Tom Crawford
Daniel Stout

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 September 25, 2014 meeting. John Breakfield 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 BY PURCHASE APPROXIMATELY 0.566 OF AN ACRE FROM HELENA HARGROVE-HURST FOR THE ROBINS AIR FORCE BASE BUFFER PROJECT AT ECHECONNEE CREEK WILDLIFE MANAGEMENT AREA IN HOUSTON COUNTY. (SPC # 878.62)

Daniel Brown presented the request by the Department of Natural Resources to acquire approximately 0.566 of one acre from Helena Hargrove-Hurst in Houston County for the consideration of \$42,000. In an effort to add a noise and safety buffer and to preserve and protect Robins Air Force Base from any issues arising during the next Base Realignment and Closure Commission, the Department has partnered with the Central Georgia Joint Development Authority to purchase property around the northern end of the base. The property is located at 816 Pine Street Warner Robbins and contains a 1,525 square foot residence which will be removed after closing on the property. Funding for the purchase comes from DNR Bond 123.

John Breakfield motioned to approve the request by the Department of Natural Resources to acquire 0.566 of one acre from Helena Hargrove-Hurst for a consideration of \$42,000. Steve McCoy seconded the motion. The motion carried unanimously.

REQUEST TO CONSENT TO EMORY UNIVERSITY'S GRANT OF A 65-YEAR GROUND LEASE TO EMTECH, INC. FOR A PHASE 1 LIBRARY SERVICE CENTER ON APPROXIMATELY 5.964 ACRES OF THE FORMER GEORGIA MENTAL HEALTH INSTITUTE IN DEKALB COUNTY. (SPC # 404.04.4)

Frank Smith presented the request to consent to Emory University's ground lease of approximately 5.9 acres to EmTech Inc. for a library service center. In 1998, the State conveyed approximately 42 acres off of Briarcliff Road to Emory University. That conveyance deed included restrictions on how the property could be used and required approval of SPC should Emory wish to lease or sale a portion of the property. EmTech is a cooperative entity of Emory University and Georgia Tech which intends to construct a 55,000 square foot library service center on about 5.9 acres. This facility will allow for over 2 million volumes of print material to be taken off of the main campuses freeing up much needed space. EmTech will scan or digitize all of the information housed at this facility so it is accessible electronically or in person. The Development Authority of DeKalb County is issuing the bonds to support the construction of the project in the amount of \$26.5 million.

John Breakfield motioned to approve consenting to Emory University's request to convey a 65-year ground lease over approximately 5.9 acres at 1256 Briarcliff Road to EmTech Inc. for the purpose of constructing and operating a Library Service Center. Steve McCoy seconded the motion. The motion carried unanimously.

REQUEST BY THE DEPARTMENT OF REVENUE (DOR) FOR THE STATE PROPERTIES COMMISSION TO ENTER INTO A TEN YEAR LEASE ON BEHALF OF DOR WITH BB&T FOR APPROXIMATELY 8,551 RENTABLE SQUARE FEET AT 314 E. MAIN STREET IN CARTERSVILLE. (SPC # 8343)

Frank Smith presented the request on behalf of the Department of Revenue for the State Properties Commission to enter into a ten year lease on their behalf and to allow the State Properties Commission Executive Director to execute any documents to effectuate the transaction. The Department of Revenue's current location of 7,300 square feet in Rome is small and not in an ideal location to serve the northwest corner of the State. State Properties Commission staff competitively advertised the space need and a selection committee reviewed, toured and scored four proposals. The proposal from 314 East Main Street is owned and occupied by BB&T. The new location is 8,500 square feet and will increase visibility, security and serve as a more central location for the clients. The modified gross rent is \$14.22 per square foot. The owner is providing two months of free rent and a \$25 per square foot tenant improvement allowance. Other terms and conditions are outlined in the letter of intent in the members' board package.

John Breakfield motioned to approve the request by the Department of Revenue for the State Properties Commission to enter into a ten year lease on their behalf for approximately 8,551 square feet at 314 East Main Street in Cartersville for \$14.22 per square foot and to allow the Executive Director of the State Properties Commission to execute any documents to effectuate the transaction. 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 John Breakfield. Meeting adjourned.



Steven L. Stancil
Executive Director, State Properties Commission