



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

FRIDAY, AUGUST 24, 2012

STATE CAPITOL, ROOM 107

MEMBERS IN ATTENDANCE:

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

IN ATTENDANCE:

Steve Stancil, State Properties Commission
Frank Smith, State Properties Commission
Heather York, State Properties Commission
J. Wade, State Properties Commission
Sean Griffin, State Properties Commission
Debra Elovich, State Properties Commission
Alisa Pereira, Georgia Building Authority
Paul Melvin, Georgia Building Authority
Sonny Manalili, Georgia Building Authority
Marvin Woodward, Georgia State Financing & Investment Commission
Shannon McGhee, Law Department
Rob Alden, Technical College System of Georgia
Dr. Lorette Hoover, Altamaha Technical College
Billy Skaggs, Department of Agriculture
Vincent Russo, Office of the Secretary of State

ATTENDANCE CONTINUED:

Chris Riley, Office of the Governor
Bart Gobeil, Office of the Governor
Ryan Teague, Office of the Governor

CALL TO ORDER AND MINUTES OF THE PREVIOUS MEETING (06/19/12).

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 June 19, 2012 meeting. Steve McCoy made a motion to approve the minutes and Alan Skelton seconded the motion. The motion carried unanimously.

REQUEST BY THE DEPARTMENT OF NATURAL RESOURCES TO ACQUIRE APPROXIMATELY 0.964 OF ONE ACRE OF SALTWATER MARSH AT PENNYWORTH ISLAND FROM GEORGIA DEPARTMENT OF TRANSPORTATION FOR A CONSIDERATION OF \$10. (SPC # 801.89 CHATHAM COUNTY)

Frank Smith presented the request on behalf of the Department of Natural Resources to acquire approximately 1.0 acre of saltwater marsh at Pennyworth Island from the Georgia Department of Transportation in Chatham County. The Department of Transportation (DOT) is replacing the bridge across the back-river in Savannah, US Highway 17. As part of the project, the DOT attempted to acquire the property in 2011 from the County. Chatham County cannot present an unbroken chain of title back to a King's Grant; therefore by presumption of law, the State owns the marshland. In order to clear the title, DOT will quitclaim any interest in this to the State.

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 RENEW A GROUND LEASE FOR A 5.1 ACRE SITE FROM GEORGIA POWER COMPANY AT BARTLETT'S FERRY ROAD ON LAKE HARDING FOR 25 YEARS FOR THE CONTINUED OPERATION OF A BOAT RAMP FOR A CONSIDERATION OF \$1. (SPC # 866.11 HARRIS COUNTY)

Frank Smith presented the request on behalf of the Department of Natural Resources to renew a ground lease over approximately 5.1 acres from Georgia Power for the Bartlett's Ferry boat ramp in Harris County for an additional 25 years for a consideration of \$1. In 1987, the Department entered into a 25-year ground lease with Georgia Power to construct and operate a boat ramp at Lake Harding. The lease is set to expire on September 30, 2012. Extending the lease will allow the public continued access to parking and access to the boat launching ramp.

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

REQUEST BY THE TECHNICAL COLLEGE SYSTEM OF GEORGIA TO ACQUIRE APPROXIMATELY 35.536 ACRES AT ALTAMAHA TECHNICAL COLLEGE FROM BRUNSWICK-GLYNN COUNTY DEVELOPMENT AUTHORITY FOR A CONSIDERATION OF \$10. (SPC # 806.37 GLYNN COUNTY)

Rob Alden presented the request by the Technical College System of Georgia to acquire 35.536 from the Brunswick-Glynn County Development Authority for a consideration of \$1. In 2010, the Commission approved acquiring property from the Development Authority to construct a Classroom Building and Truck Driving Range. Due to environmental issues, the property was not acquired at that time. The Development Authority is now offering a 35.536 acre alternate site to locate the Altamaha Technical College General Classroom Building. The property is separate from the Technical College but is adjacent to the Golden Isles Career Academy.

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 27.72 ACRES FROM CAMDEN COUNTY JOINT DEVELOPMENT AUTHORITY TO CONSTRUCT ALTAMAHA TECHNICAL COLLEGE CAMDEN CAMPUS FOR A CONSIDERATION OF \$10. (SPC # 896.06 CAMDEN COUNTY)

Dr. Lorette Hoover, President of Altamaha Technical College, presented the request to acquire 27.72 acres from the Camden County Joint Development Authority to construct a new campus off Interstate 95 in Camden County. There is currently no Technical College presence in Camden County. The College of Coastal Georgia is no longer continuing to serve technical education programs; therefore, the need for a Technical College campus in this area is needed. There is an inter-agency agreement between the County and two of three cities for \$1.15 million to build a road to the new campus, provide sewerage and water, fiber, and clearing the property.

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

APPROVAL OF THE MOST ADVANTAGEOUS BID RECEIVED THROUGH THE STATE'S COMPETITIVE BID PROCESS OF \$110,000 FOR AN IMPROVED 5.933 ACRE STATE-OWNED PROPERTY IN THE CUSTODY OF THE TECHNICAL COLLEGE SYSTEM OF GEORGIA, AS AUTHORIZED BY 2010 RESOLUTION ACT 255 (H.R. 95). (SPC # 448.03 THOMAS COUNTY)

Frank Smith presented the request to accept the most advantageous bid, received through the State's competitive bid process, in the amount of \$110,000 for an improved 5.9 acre parcel in Thomasville. The property is the former Technical College System of Georgia Adult Education Center and John Deere Technician Training Center that was closed two years ago. The staff of the State Properties Commission has attempted to sell the property through the competitive bid process three times, with the first time receiving one bid in the amount of \$60,000, the second receiving no bids, and the third time receiving one bid in the amount of \$110,000.

The property appraised for \$143,000 in November of 2010, but since that time, all nine condensing units have been stolen, three HVAC units are broken and the roof needs replacing. An engineer estimated the cost of repairs to be over \$93,000.

Alan Skelton moved to approve the request to accept the bid of \$110,000 from Balfour Lumber Company. Steve McCoy seconded the motion. The motion carried unanimously.

REQUEST BY THE GEORGIA DEPARTMENT OF AGRICULTURE TO ACQUIRE FROM GAINESVILLE AND HALL COUNTY DEVELOPMENT AUTHORITY APPROXIMATELY 10 ACRES OF REAL PROPERTY FOR A CONSIDERATION OF \$69,000 PER ACRE (\$690,000, FOR SITE-READY TRACT) FOR CONSTRUCTION OF THE GEORGIA POULTRY LABORATORY NETWORK BUILDING. (SPC # 868.26 HALL COUNTY)

Billy Skaggs presented the request by the Department of Agriculture to acquire from the Gainesville and Hall County Development Authority approximately 10 acres for a consideration of \$69,000 per acre. The current Poultry Laboratory was constructed in 1962 and the operations have outgrown the facility. The location is now less desirable due to residential housing surrounding the lab site.

The Department requested assistance from the staff of the State Properties Commission to locate a future site for the lab with four criteria: 1) ten acres to allow for expansion, 2) located in Hall County with a preference to the Gainesville area, 3) on or near a major road with preference to Highway 365 and 4) not located in a residential area. SPC researched over 20 sites with two sites strongly considered but negotiations failed due to a bank issue on the first site and a foreclosure issue on the second site. The site being presented today is the most economical of all the sites that met the Department's criteria. Two appraisals valued the property at \$80,000 and \$93,000 per acre.

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

REQUEST BY THE GEORGIA PUBLIC TELECOMMUNICATIONS COMMISSION TO APPROVE THE CONVEYANCE OF APPROXIMATELY 2.708 ACRES OF IMPROVED REAL PROPERTY AT 260 14TH STREET, ATLANTA, TO THE BOARD OF REGENTS OF THE UNIVERSITY SYSTEM OF GEORGIA FOR THE CONSIDERATION OF \$1. (SPC # 406.51 FULTON COUNTY)

Frank Smith presented the request on behalf of the Georgia Public Telecommunications Commission (GPTC) to approve the conveyance of 2.708 acres located on 14th Street in Atlanta to the Board of Regents. GPTC headquarters facility needs approximately \$3 million in renovations for disaster recovery, building safety and broadcast operations. The General Assembly appropriated \$3 million to the Board of Regents for the needed renovations. GPTC is administratively attached to Regents but to ensure the proper use of Bond funds, the title to the property must be transferred to the Board of Regents. GPTC will still continue to occupy and operate the facility through an intergovernmental agreement.

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

REQUEST BY THE STATE PROPERTIES COMMISSION, SPACE MANAGEMENT PROGRAM, TO REVISE STATE SPACE STANDARDS ADOPTED BY THE COMMISSION IN JUNE 2008, TO IMPROVE UTILIZATION AND TO PROVIDE COST EFFECTIVENESS IN STATE AGENCY LEASED AND OWNED ADMINISTRATIVE OFFICE SPACE.

Debra Elovich presented the request by the State Properties Commission to approve the revised State Space Standards for the use by State agencies in leased and owned administrative office space. Revised space standards were adopted by the Commission in 2008; and at that time, the existing State space standards had not been reviewed or reevaluated since 1976. During the past year, SPC worked with IdeaSpan, an Atlanta interior design firm, to revise its current space standards to improve space utilization and organization effectiveness in alignment with industry best practices.

Alan Skelton moved to approve the request to accept the revised space standards. 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.

A handwritten signature in black ink, appearing to read "Steven L. Stancil", written over a horizontal line.

Steven L. Stancil
Executive Director, State Properties Commission