



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

THURSDAY, SEPTEMBER 25, 2014

STATE CAPITOL, ROOM 107

MEMBERS IN ATTENDANCE:

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

IN ATTENDANCE:

Steve Stancil, State Properties Commission
Frank Smith, State Properties Commission
Heather York, State Properties Commission
Clark Wong, State Properties Commission
Ryan Remle, State Properties Commission
Tamika Crittenden, State Properties Commission
Michael Mahan, State Properties Commission
Alisa Pereira, Georgia Building Authority
Sonny Manalili, Georgia Building Authority
Marvin Woodward, Georgia State Financing & Investment Commission
Mark Williams, Georgia Department of Natural Resources
Steve Friedman, Georgia Department of Natural Resources
Rob Alden, Technical College System of Georgia
Joan Crumpler, Georgia Department of Public Safety
Lt. Kevin Rexroat, Georgia Department of Public Safety
Caylee Noggle, Governor's Office of Planning & Budget
Tanisha Thomas, Georgia Department of Law
Deatra Hines-Bey, Georgia Department of Law

CALL TO ORDER AND MINUTES OF THE PREVIOUS MEETING (JULY 14, 2014).

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 July 14, 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 THREE SEPARATE TRACTS OF LAND FOR THE ROBINS AIR FORCE BASE BUFFER PROJECT AT ECHECONNIE CREEK WILDLIFE MANAGEMENT AREA IN HOUSTON COUNTY. (SPC # 878.52, 878.56, 878.50)

Steve Friedman presented the request by the Department of Natural Resources to acquire three tracts located at Robins Air Force Base in Houston County. In an effort to preserve the area for conservation and to create a noise and safety buffer, the Department of Natural Resources has partnered with the Central Georgia Joint Development Authority to purchase property around the northern end of the base.

The first tract is .29 of an acre from Mr. Rogers located at 400 Shi Street and contains a 1,100 square foot house that will be removed after the close of the property. The purchase price for the property is \$35,000. The second tract is 0.26 of an acre from Mr. Morris located at 102 Cranford Street for a purchase price of \$46,000. There is 1,200 square foot house that will be removed after closing. The third tract is 8 acres from Mobile Investors Properties, LLC located at 779 and 775 Walnut Street for a purchase price of \$530,000. The property contains a 6- unit mobile home park along with three additional structures. All homes and structures will be removed after closing. Appraisals support the values of all three tracts. The source of funding comes from DNR Bond 123.

John Breakfield motioned to approve the request by the Georgia Department of Natural Resources. Alan Skelton seconded the motion. The motion carried unanimously.

REQUEST BY THE TECHNICAL COLLEGE SYSTEM OF GEORGIA TO REVISE THE ACREAGE FROM 1.4 ACRES TO APPROXIMATELY 1.53 ACRES FOR A CONVEYANCE BY QUITCLAIM DEED AND THE GRANT OF AN EASEMENT OF 0.1 OF AN ACRE TO THE CITY OF ALPHARETTA FOR THE CONSTRUCTION OF THE NORTHWINDS PARKWAY EXTENSION IN FULTON COUNTY FOR A CONSIDERATION OF \$10. (SPC # 406.56, 605.207)

Rob Alden presented the request by the Technical College System of Georgia to revise the acreage to be conveyed to the City of Alpharetta. In 2012, the State acquired 25 acres at Old Milton Parkway to construct the Gwinnett Technical College Alpharetta/North Fulton campus. At that time, the City of Alpharetta requested approximately 1.4 acres for right of way, 0.1 of an acre for permanent easement and 1.7 acres for a temporary easement in order to extend Northwinds Parkway to provide better access to the new College. Language in the 2014 Legislation approved the conveyance and the easement subject to State Properties Commission approval. The terms of the road construction are now final resulting in an increase of acreage from 1.4 acres to 1.53 acres.

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

REQUEST BY THE TECHNICAL COLLEGE SYSTEM OF GEORGIA TO ACQUIRE FROM THE 160 ON 29, LLC (ATHENS TECH FOUNDATION, INC.), APPROXIMATELY 1.319 ACRES FOR ATHENS TECHNICAL COLLEGE IN CLARKE COUNTY FOR A CONSIDERATION OF \$10. (SPC # 815.28)

Rob Alden presented the request by the Technical College System of Georgia to acquire 1.319 acres from 160 On 29, LLC for a consideration of \$10. Enrollment at Athens Technical College has increased by 133% since 2003. The college constructed an 80,000 foot Allied Health building on the north end of the campus and available parking is an issue. The acquisition of 1.319 acres will provide much needed parking.

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

REQUEST BY THE DEPARTMENT OF PUBLIC SAFETY TO ACQUIRE A 40-YEAR GROUND LEASE OF APPROXIMATELY 2 ACRES OF REAL PROPERTY FROM PAULDING COUNTY FOR THE NEW STATE PATROL POST 29 FOR \$10/YEAR. (SPC # 831.27)

Joan Crumpler presented the request by the Department of Public Safety to acquire a 40-year ground lease in Paulding County at no cost to the State. Paulding County is renovating their 6,597 square foot water facility for the new State Patrol Post 29 which is currently housed in Rome. Renovations have begun with an estimated completion date of January 2015.

Steve McCoy motioned to approve the request by the Georgia Department of Public Safety. John Breakfield seconded the motion. The motion carried unanimously.

REQUEST BY THE GEORGIA DEPARTMENT OF PUBLIC SAFETY TO REVERT BY QUITCLAIM DEED THE STATE'S INTEREST IN 3.20 ACRES OF SURPLUS PROPERTY WHICH WAS PREVIOUSLY USED AS A STATE PATROL POST TO GLYNN COUNTY. (SPC # 407.19)

Joan Crumpler presented the request by the Department of Public Safety (DPS) to convey 3.20 acres by quitclaim deed to Glynn County. Glynn County constructed Post 23 and DPS moved into the property in 2009. The former post site was originally granted to the State by Glynn County in 1966. The deed contained a reversionary clause conveying the property back to the County should the property ceased to be used as a DPS division or district headquarters.

John Breakfield motioned to approve the request by the Georgia Department of Public Safety. Alan Skelton seconded the motion. The motion carried unanimously.

REQUEST BY DEPARTMENT OF PUBLIC SAFETY FOR THE ACQUISITION OF A 50-YEAR GROUND LEASE OF IMPROVED REAL PROPERTY AT THE CAMILLA/MITCHELL COUNTY AIRPORT FROM THE CITY OF CAMILLA FOR A CONSIDERATION OF \$1,000 PER MONTH. (SPC # 916.11)

Joan Crumpler presented the request Department of Public Safety (DPS) to acquire a ground lease for an aviation hangar. The DPS currently has a Southwest Georgia facility located in Albany. DPS is seeking to move its operations to the Camilla/Mitchell County area. The City of Camilla has an airport facility and has agreed to retrofit in order to meet the department's needs. A portion of the hangar may be subleased to a private air ambulance company which provides emergency service to 13 surrounding counties.

Alan Skelton motioned to approve the request by the Georgia Department of Public Safety. John Breakfield seconded the motion. The motion carried unanimously.

REQUEST BY THE GEORGIA WORLD CONGRESS CENTER AUTHORITY FOR AMENDMENT 1 TO REVISE THE 30-YEAR GROUND LEASE FROM APPROXIMATELY 1.4272 ACRES TO 1.4062 ACRES TO ATLANTA HALL MANAGEMENT, INC. (SPC # 406.48.1)

Frank Smith presented the request on behalf of the Georgia World Congress Center Authority to amend the 30-year ground lease with Atlanta Hall Management, Inc. In 2011, the State Properties Commission board approved the 30-year ground lease to the Hall of Fame over approximately 1.427 acres on Marietta Street next to the Omni Hotel. Now that construction is complete, the actual ground leased area should be 1.406 acres. The acreage was reduced due to the need to enclose the connector between the Georgia World Congress Center and the Hall of Fame. In addition, accommodations were made to add areas of commemorative bricks and a patio for Chick-fil-a.

John Breakfield motioned to approve the request by the Georgia World Congress Center Authority. Steve McCoy seconded the motion. The motion carried unanimously.

REQUEST BY THE DIVISION OF FAMILY AND CHILDREN SERVICES OF THE DEPARTMENT OF HUMAN SERVICES TO ACQUIRE FROM GWINNETT COUNTY APPROXIMATELY 4.68 ACRES FOR CONSTRUCTION OF A NEW OFFICE IN GWINNETT COUNTY FOR A CONSIDERATION OF \$500,000. (SPC # 864.09)

Frank Smith presented the request on behalf of the Department of Human Services Division of Family and Children Services (DFCS) to acquire approximately 4.68 acres from Gwinnett County for a consideration of \$500,000 and to allow the State Properties Commission Executive Director to execute any necessary agreements to effectuate this transaction. The property is at the corner of Constitution Boulevard and Nash Street and is conveniently located across the street from the Gwinnett County Government Center. The site would be used to construct a facility to house DFCS and Child Support Services. SPC had two independent appraisals completed valuing the property at \$1,020,000 and \$1,200,000. Gwinnett County has requested there be a reversion if the State of Georgia ceases to use the property.

Alan Skelton motioned to approve the request by the Georgia Department of Human Services. John Breakfield 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 THE COLUMBIA COUNTY FOR APPROXIMATELY 9,556 RENTABLE SQUARE FEET AT 630 RONALD REAGAN DRIVE IN EVANS, GEORGIA. (SPC # 8347)

Frank Smith presented the request on behalf of the Department of Revenue to enter into a 10-year lease with Columbia County for approximately 9,556 square feet and to allow the State Properties Commission Executive Director to execute any necessary agreements to effectuate this transaction. The Department of Revenue currently occupies about 5,000 square feet in Martinez. Staffing has increased by 50% since they first occupied this space in 2004 and it is expected to continue to grow. The new leased location is owned by Columbia County. It is a stand-alone single tenant building near the Columbia County government offices and courts. This location will increase visibility and security. The rental rate is \$17.00 per square foot and other terms and conditions are outlined in the letter of intent in the member's board packages.

John Breakfield motioned to approve the request by the Georgia Department of Revenue. Steve McCoy seconded the motion. The motion carried unanimously.

REQUEST BY THE DEPARTMENT OF HUMAN SERVICES DIVISION OF FAMILY AND CHILDREN SERVICES (DHS - DFCS) FOR THE STATE PROPERTIES COMMISSION TO ENTER INTO A THREE YEAR LEASE ON BEHALF OF DHS - DFCS WITH THE CENTER FOR CHILDREN & YOUNG ADULTS FOR APPROXIMATELY 49,000 RENTABLE SQUARE FEET AT 325 FAIRGROUND STREET IN MARIETTA. (SPC # 3223)

Frank Smith presented the request on behalf of the Department of Human Services Division of Family and Children Services (DFCS) to enter into a three-year lease with the Center for Children & Young Adults (CCYA) for approximately 49,000 rentable square feet and to allow the State Properties Commission Executive Director to execute any necessary agreements to effectuate this transaction. DFCS has occupied 325 Fairground Street since 1984. CCYA recently updated the restrooms, painted and carpeted the Foster Care section and replaced the ceiling tiles. CCYA and DFCS wish to convert the annually renewable lease into a multi year lease. The rental rate is \$15.24 per square foot and other terms and conditions are outlined in the letter of intent in the member's board packages.

Alan Skelton motioned to approve the request by the Georgia Department of Human Services. John Breakfield seconded the motion. The motion carried unanimously.

REQUEST BY THE DEPARTMENT OF HUMAN SERVICES DIVISION OF CHILD SUPPORT SERVICES (DHS - CSS) FOR THE STATE PROPERTIES COMMISSION TO ENTER INTO A TEN-YEAR LEASE ON BEHALF OF DHS - CSS WITH WALTON AUGUSTA PARTNERS, LLC FOR APPROXIMATELY 13,921 RENTABLE SQUARE FEET AT 3626 WALTON WAY IN AUGUSTA. (SPC # 8377)

Frank Smith presented the request on behalf of the Department of Human Services Division of Child Support Services to enter into a ten-year lease with Walton Augusta Partners for approximately 13,921 rentable square feet and to allow the State Properties Commission Executive Director to execute any necessary agreements to effectuate this transaction. Child Support Services currently occupies approximately 10,564 square feet in Augusta and have been at this location since 1994. Due to the need for additional space, a Request for Proposals was advertised. Five proposers responded to the request. The responses were reviewed and scored by a Selection Committee made up of staff from Child Support Services and the State Properties Commission. The rental rate is \$13.33 per square foot and other terms and conditions are outlined in the letter of intent in the member's board packages.

John Breakfield motioned to approve the request by the Georgia Department of Human Services. Steve McCoy seconded the motion. The motion carried unanimously.

REQUEST BY THE DEPARTMENT OF HUMAN SERVICES OFFICE OF FACILITIES AND SUPPORT SERVICES (DHS - OFSS) FOR THE STATE PROPERTIES COMMISSION TO ENTER INTO A TEN-YEAR LEASE ON BEHALF OF DHS - OFSS WITH SPP INVESTMENTS, LLC FOR APPROXIMATELY 7,740 RENTABLE SQUARE FEET AT 6055 LAKESIDE COMMONS DRIVE IN MACON. (SPC # 8742)

Frank Smith presented the request on behalf of the Department of Human Services Office of Facilities and Support Services to enter into a ten-year lease with SPP Investments, LLC for approximately 7,740 rentable square feet and to allow the State Properties Commission Executive Director to execute any necessary agreements to effectuate this transaction. The Office of Facilities and Support currently occupies 2,535 square feet at the Macon Farmers Market. State Properties Commission advertised a Request for Proposals and received 11 responses. The responses were reviewed and scored by a Selection Committee made up of staff from the Office of Facilities and Support Services and the State Properties

Commission. The rental rate is \$14.50 per square foot and other terms and conditions are outlined in the letter of intent in the member's board package.

John Breakfield motioned to approve the request by the Georgia Department of Human Services. Alan Skelton seconded the motion. The motion carried unanimously.

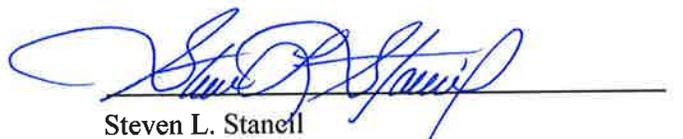
REQUEST TO MODIFY THE BY-LAWS OF THE STATE PROPERTIES COMMISSION AT THE NEXT COMMISSION MEETING.

Frank Smith presented request for members of the Commission to consider amending the bylaws to grant the Vice Chairman and the Executive Director of the State Properties Commission the ability to execute contracts and leases upon approval of such transactions by the Commission. The Commission's bylaws provide that contracts and leases may be executed by the Executive Director as delegated and approved by the members. However, the increasing responsibilities of the commission require execution of more contracts and leases than previously contemplated under the current bylaws. Therefore, allowing either the Executive Director or the Vice Chair the authority to execute contracts or leases once approved will allow these transactions to be finalized more efficiently.

According to the bylaws, an amendment to the bylaws requires the change to be presented at one meeting and voted on at the next. Thus, the vote on this particular bylaws amendment may be voted on at the next Commission meeting.

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