



# 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, OCTOBER 10, 2013

STATE CAPITOL, ROOM 107

#### MEMBERS IN ATTENDANCE:

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

#### IN ATTENDANCE:

Frank Smith, State Properties Commission  
Steve Stancil, State Properties Commission  
Heather York, State Properties Commission  
J. Wade, State Properties Commission  
Sean Griffin, State Properties Commission  
Wayne Clark, State Properties Commission  
Alisa Pereira, Georgia Building Authority  
Sonny Manalili, Georgia Building Authority  
Paul Melvin, Georgia Building Authority  
Rob Alden, Technical College System of Georgia  
Homer Bryson, Department of Natural Resources  
Steve Friedman, Department of Natural Resources  
Dan Brown, Georgia Department of Agriculture  
Frank Poe, Georgia World Congress Center Authority  
Kevin Duvall, Georgia World Congress Center Authority  
Lindsay Perdue, Georgia World Congress Center Authority  
Greg Strenkowski, Georgia Forestry Commission

**IN ATTENDANCE:**

Sharon Sparks, Department of Labor  
Linda Brooks, Department of Labor  
Tanisha Thomas, Georgia Department of Law  
Clark Wong, Georgia Department of Law  
Denise Whiting-Pack, Georgia Department of Law  
Teresa MacCartney, Office of Planning & Budget  
Chris Riley, Office of the Governor  
Greg Bluestein, Atlanta Journal Constitution  
Luke Carter, 11 Alive News  
Jennifer, Leslie, 11 Alive News  
Maggie Lee, The Macon Telegraph  
Tom Crawford, The Georgia Report

**CALL TO ORDER AND MINUTES OF THE PREVIOUS MEETING (JUNE 27, 2013).**

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 27, 2013 meeting. Alan Skelton made a motion to approve the minutes and Phil Carlock seconded the motion. The motion carried unanimously.

**REQUEST BY THE DEPARTMENT OF NATURAL RESOURCES TO ACQUIRE BY PURCHASE APPROXIMATELY 157.7 ACRES OF REAL PROPERTY AT OCONEE WILDLIFE MANAGEMENT AREA IN GREENE COUNTY FROM F & M BANK FOR A CONSIDERATION OF \$352,575. (SPC # 942.03)**

Steve Friedman presented the request by the Department of Natural Resources to acquire 157.7 acres from F & M Bank in Greene County for a consideration of \$352,575. The Oconee Wildlife Management Area (WMA) is known for deer and turkey hunting. The F & M tract is the first piece of property to acquire for the Oconee WMA. It connects to the Wooten tract to the south and the Brown Tract to the north and by combining all three would add 1,393 acres to the Oconee WMA. The river corridor is recognized in the Department's State Wildlife Action Plan as a priority and this acquisition will greatly improve access and management of the existing WMA. The funding source for the acquisition is DNR Bond # 126.

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

**REQUEST BY THE DEPARTMENT OF NATURAL RESOURCES TO ACQUIRE BY PURCHASE APPROXIMATELY 470 ACRES OF REAL PROPERTY AT OCONEE WILDLIFE MANAGEMENT AREA FROM LEWIS P. BROWN IN GREENE COUNTY FOR A CONSIDERATION OF \$1,000,000. (SPC # 924.04)**

Steve Friedman presented the request by the Department of Natural Resources to acquire 470 acres from Lewis P. Brown in Greene County for a consideration of \$1,000,000. The Brown tract is the second piece of property the Department is acquiring as part of the Oconee Wildlife Management Area. The tract connects to the F & M tract and the Wooten tract, adding a total of 1,393 acres to the Oconee WMA. The funding source for the acquisition is DNR Bond # 126.

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

**REQUEST BY THE DEPARTMENT OF NATURAL RESOURCES TO ACQUIRE BY PURCHASE APPROXIMATELY 767 ACRES OF REAL PROPERTY AT OCONEE WILDLIFE MANAGEMENT AREA FROM OLIVER OLIN WOOTEN AS ADMINISTRATIVE TRUSTEE OF THE OLIN WOOTEN TRUSTS IN GREENE AND HANCOCK COUNTIES FOR A CONSIDERATION OF \$1,750,000. (SPC # 942.05 & SPC # 912.05)**

Steve Friedman presented the request by the Department of Natural Resources to acquire 767 acres from Oliver Olin Wooten in Greene County for a consideration of \$1,750,000. The Wooten tract is the third piece of property the Department is acquiring as part of the Oconee Wildlife Management Area. The tract connects to the F & M tract and Brown tract, adding a total of 1,393 acres to the Oconee WMA. The funding source for the acquisition is DNR Bond # 126.

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

**REQUEST BY THE DEPARTMENT OF NATURAL RESOURCES TO STRENGTHEN AND AMEND AN EXISTING STATE-OWNED CONSERVATION EASEMENT HELD BY WALKER COUNTY ON THE APPROXIMATELY 283 ACRE MCLEMORE TRACT AT CROCKFORD PIGEON WILDLIFE MANAGEMENT AREA IN WALKER COUNTY. (SPC # 843.55.1)**

Steve Friedman presented the request by the Department of Natural Resources to amend an existing conservation easement held by Walker County on 283 acres at Crockford Pigeon Wildlife Management Area. The State Properties Commission approved acquiring the 283 acre conservation easement on May 21, 2009. The conservation easement provided for 300 foot buffers on both side of all streams, wetlands and a sinkhole property with the ability to redraw those boundaries.

The Department of Natural Resources and Walker County have agreed to amend the conservation easement to correct errors in the original easement, expand the natural areas and improve management of the tract.

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

**REQUEST BY THE DEPARTMENT OF NATURAL RESOURCES TO ACQUIRE BY PURCHASE APPROXIMATELY 363 ACRES OF REAL PROPERTY FROM THOMAS S. TARVIN AND JENNIFER L. TARVIN AT CROCKFORD PIGEON WILDLIFE MANAGEMENT AREA IN WALKER COUNTY FOR A CONSIDERATION OF \$525,000. (SPC # 843.57)**

Steve Friedman presented the request by the Department of Natural Resources to acquire 363 acres from Thomas and Jennifer Tarvin at Crockford Pigeon Wildlife Management Area (WMA) for a consideration of \$525,000. The WMA is known for hunting, caving, rock climbing and hang gliding and is in the top six priority focus areas for habitat conservation. Two appraisals valued the property and \$620,000 and \$546,000. The \$525,000 purchase price will be entirely funded through a U.S. Fish & Wildlife Service Pittman Robertson Grant.

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

**REQUEST TO APPROVE THE AUTHORIZATION GRANTED IN ARTICLE X OF 2013 HOUSE RESOLUTION 205 (RESOLUTION ACT 313) AND TO CONVEY BY QUITCLAIM DEED TO BRADLEY BOULEVARD, LLC CERTAIN PROPERTY SUBJECT TO A CLAIM OF STATE OWNERSHIP FROM THE MEAN LOW WATER MARK AND HIGHER, AS PART OF A SETTLEMENT AGREEMENT CONCERNING THE BRADLEY BOULEVARD, LLC TRACT, VALLAMBROSA MITIGATION BANK, LOCATED IN CHATHAM COUNTY. (SPC # 402.48)**

Frank Smith presented the request to approve the General Assembly's authorization of House Resolution 205 and to convey, by quitclaim deed, certain properties above the low water mark to Bradley Boulevard, LLC. The property in question is about 1,513 acres of marsh and raw land in Chatham County on the Ogeechee River. Since this property is tidally influenced, the State claims ownership unless Bradley can provide an unbroken chain of title back to a valid Crown Grant. Bradley produced extensive documentation to the State including several Crown Grants but could not produce clear ownership over the entire property to the State's satisfaction. Bradley's intention is to set up a Mitigation Bank with the Corps of Engineers to preserve current wetlands and restore as much of the other property to its natural state. The SPC staff began negotiations to resolve this genuine dispute. Results of a few months of negotiations are: the State will quitclaim any interest it may have in the 1,513 acres; Bradley will provide the State with 17% of tidal credits produced by the property (4,000 total); the state shall not receive less than 180 credits; and should there be a violation of any term of the agreement within the next 5 years, the State will withdraw its quitclaim

Steve McCoy motioned to approve the request to quitclaim the discussed properties to Bradley Boulevard, LLC. Alan Skelton seconded the motion. The motion carried unanimously.

**REQUEST BY THE TECHNICAL COLLEGE SYSTEM OF GEORGIA TO GRANT A ONE YEAR LEASE WITH TWO ONE-YEAR RENEWALS OF APPROXIMATELY 7.16 ACRES, FORMERLY THE BAXLEY ARMORY, NEAR THE BAXLEY CAMPUS OF ALTAMAHA TECHNICAL COLLEGE TO THE DEVELOPMENT AUTHORITY OF APPLING COUNTY. (SPC # 490.08)**

Rob Alden presented the request to grant a one-year lease with two one-year renewals at the former Baxley Armory near Altamaha Technical College to the Development Authority of Appling County. In 1961, Appling County originally conveyed the property to the State under the custody of the Department of Defense (DOD). The DOD declared the property surplus in 2001 and conveyed the property back to Appling County. In 2008, the County conveyed it back to the State in the custody of the Technical College System (TCSG). TCSG operated a technician training facility there until 2009.

The Development Authority of Appling County is working to attract further expansion of Georgia Power in the area with a new Employee Screening Center. In the lease, the Development Authority would have the ability to sublease the buildings to a private company. In the event they collect rent greater than \$650 a year, the overage will be forwarded to the State Properties Commission for deposit into the State Treasury.

Phil McCoy motioned 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 AN EASEMENT COVERING APPROXIMATELY 0.365 OF ONE ACRE FROM JC FLEX, LLC TO CONSTRUCT A DRIVEWAY FOR INGRESS AND EGRESS TO ATHENS TECHNICAL COLLEGE QUICKSTART GEORGIA BIOSCIENCE TRAINING CENTER IN NEWTON COUNTY FOR A CONSIDERATION OF \$1. (SPC # 898.08)**

Rob Alden presented the request to acquire an easement covering 0.365 of one acre from JC Flex, LLC for a consideration of \$1. TCSG is planning to construct the QuickStart Georgia BioScience Training Center to train employees for the new Baxter Lab facility. The majority of the site is already owned by the State with the exception of a small portion designed as a driveway. The tract is located on adjoining property owned by JC Flex. JC Flex has agreed to convey an easement covering the property needed to complete this project.

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

**REQUEST BY THE GEORGIA DEPARTMENT OF AGRICULTURE TO APPROVE THE CONVEYANCE OF APPROXIMATELY 1.00 IMPROVED ACRE, THE FORMER POULTRY VETERINARY DIAGNOSTIC LAB, LOCATED IN MACON COUNTY TO THE CITY OF MONTEZUMA FOR THE CONSIDERATION OF \$10 AND PUBLIC USE. (SPC # 414.06)**

Frank Smith presented the request on behalf of the Department of Agriculture for the conveyance of approximately 1 acre to the City of Montezuma. In 1994, the City of Montezuma conveyed this property to the State for \$1. The Department of Agriculture previously operated a Veterinary Diagnostic Lab but now has declared the property surplus to the agency's needs. There is no outstanding debt on the property and the City desires to use the property for its governmental functions.

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

**REQUEST BY THE DEPARTMENT OF JUVENILE JUSTICE TO APPROVE THE CONVEYANCE OF APPROXIMATELY 6.45 IMPROVED ACRES AND A 2.979 ACRE EASEMENT FOR PUBLIC USE, THE FORMER AUGUSTA ALCOHOL & DRUG REHABILITATION CENTER, TO AUGUSTA, GEORGIA FOR THE CONSIDERATION OF \$50,000. (SPC # 417.38)**

Frank Smith presented the request on behalf of the Department of Juvenile Justice (DJJ) to approve the conveyance of the former Augusta Alcohol and Drug Rehabilitation Center to the City of Augusta for \$50,000. In January of this year, DJJ declared this property surplus to its needs. The County desires to use the property for an annex to its adjacent Sheriff's Office.

Phil Carlock motioned to approve the request by the Department of Juvenile Justice. Steve McCoy seconded the motion. The motion carried unanimously.

**REQUEST BY THE DEPARTMENT OF DEFENSE TO APPROVE THE CONVEYANCE OF APPROXIMATELY 3 IMPROVED ACRES, THE FORMER EASTMAN ARMORY, TO DODGE COUNTY FOR THE CONSIDERATION OF \$10 AND PUBLIC USE AND \$460 TO SATISFY GENERAL OBLIGATION BOND DEBT. (SPC # 506.09)**

Frank Smith presented the request on behalf of the Department of Defense to approve the conveyance of approximately 3 acres to Dodge County for \$470. The Department of Defense declared the former

Eastman Armory surplus to the agency's needs. The County wishes to use the property for the Dodge County Emergency Management Agency, the Dodge County Ambulance Service and the Dodge County/Wilcox County 911 Center. There is a small amount of debt outstanding on the facility which the County has agreed to pay as consideration.

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

**REQUEST BY THE GEORGIA PUBLIC SAFETY TRAINING CENTER TO ACQUIRE APPROXIMATELY 1.7 ACRES OF IMPROVED PROPERTY FROM CHEROKEE COUNTY FOR THE OPERATION OF THE CHEROKEE REGIONAL ACADEMY SHOOTHOUSE FOR A TOTAL CONSIDERATION OF \$700,000. (SPC # 939.07)**

Frank Smith presented the request on behalf of the Public Safety Training Center to approve the acquisition of approximately 1.7 acres of improved property from Cherokee County for \$700,000. The County agreed to construct a Regional Academy Shoot House next to their current training facility in Canton. The State will pay the lowest appraised value for the land in the amount of \$170,000, plus the direct costs of construction for the Shoot House in the amount of \$530,000 for a total consideration of \$700,000. A separate Intergovernmental Agreement will allow for the shared use of the County's training facilities and the State's Shoot House.

Phil Carlock motioned to approve the request by the Georgia Public Safety Training Center. Alan Skelton seconded the motion. The motion carried unanimously.

**REQUEST BY THE GEORGIA DEPARTMENT OF ECONOMIC DEVELOPMENT FOR THE STATE TO ACQUIRE, BY PURCHASE, APPROXIMATELY 2.59 IMPROVED ACRES LOCATED IN ATLANTA FROM MOUNT VERNON BAPTIST CHURCH FOR \$6,200,000. (SPC # 812.133)**

Frank Poe presented the request on behalf of the Georgia Department of Economic Development to acquire 2.59 acres from Mount Vernon Baptist Church for \$6,200,000. There were two sites in consideration for the development of the new stadium for the Atlanta Falcons. The Falcons declared the south site, currently the location of Mount Vernon Baptist Church, as the preferred site. The value for the purchase of the property comes from the highest of four appraisals done.

Steve McCoy motioned to approve the request by the Georgia Department of Economic Development. Alan Skelton seconded the motion. The motion carried unanimously.

**REQUEST BY THE DEPARTMENT OF BEHAVIORAL HEALTH AND DEVELOPMENTAL DISABILITIES TO TRANSFER OWNERSHIP OF APPROXIMATELY 195 ACRES, THE ATLANTA REGIONAL HOSPITAL, FROM THE GEORGIA BUILDING AUTHORITY AS A SUCCESSOR TO THE STATE HOSPITAL AUTHORITY TO THE STATE OF GEORGIA FOR A CONSIDERATION OF \$10. (SPC # 803.32)**

Frank Smith presented the request on behalf of Department of Behavioral Health Developmental Disabilities to transfer title of approximately 195 acres, the Atlanta Regional Hospital, from the Georgia Building Authority to the State. In 1966, the U.S. Government conveyed 195 acres to the State to be used for public health purposes. In order to access Bond funds, the State conveyed the property to the State Hospital Authority, attached to the Georgia Building Authority, in 1967 to construct the Atlanta Regional Hospital. The State Hospital Authority no longer exists, and all other assets of this Authority have been conveyed back to the State. SPC's approval is contingent on GBA approval at its next called meeting.

Phil Carlock motioned to approve the request by the Department of Behavioral Health and Developmental Disabilities. Alan Skelton seconded the motion. The motion carried unanimously.

**REQUEST BY THE DEPARTMENT OF BEHAVIORAL HEALTH AND DEVELOPMENTAL DISABILITIES (“DBHDD”) FOR THE STATE PROPERTIES COMMISSION TO ENTER INTO A SIXTY-FIVE MONTH TERM LEASE ON THE BEHALF OF THE DBHDD WITH A PRIVATE ENTITY FOR A 13,599 RENTABLE SQUARE FOOT REGION ONE DISTRICT OFFICE FACILITY.**

Frank Smith presented the request on behalf of the Department of Behavioral Health and Developmental Disabilities for the State Properties Commission to enter into a 65 month lease for 13,599 square feet in Cumming, Georgia. Behavioral Health is consolidating an office in Rome and a satellite office Cartersville into one location that will service the 31 counties in the Region One area. The major terms of the lease include: \$14.00 per rentable square feet, five months of free/ deferred rent, and free parking.

Steve McCoy motioned to approve the request by the Department of Behavioral Health and Developmental Disabilities. Alan Skelton seconded the motion. The motion carried unanimously.

**REQUEST BY MORNINGSTAR MARINAS/GOLDEN ISLES, LLC TO APPROVE RE-ASSIGNMENTS OF THE 18.679 ACRE “WET DOCK MARINA” EASEMENT AND OF THE 1.902 ACRE “DRY DOCK MARINA” EASEMENT TO TIG MARINA INVESTMENTS ONE, LLC, IN GLYNN COUNTY. (SPC # 600.72.5 & SPC # 600.72.6)**

Frank Smith presented the request by MorningStar Marinas, LLC to approve the re-assignment of an 18 acre wet dock easement and a 1.9 acre dry dock easement in Glynn County. In 1983, the State conveyed a permanent easement over the wet dock and dry dock areas. Any assignment of the easement requires State Properties Commission approval. An assignment was approved previously by SPC in 2007. SPC is requiring a \$5,000 administrative fee for each of the easements being re-assigned. All of this money will be deposited in the State Treasury.

Steve McCoy motioned to approve the request for the re-assignment of easements. Alan Skelton seconded the motion. The motion carried unanimously.

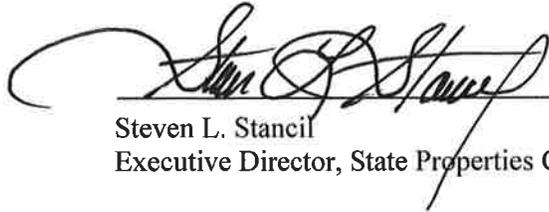
**APPROVAL OF THE MOST ADVANTAGEOUS BID OF \$50,000 RECEIVED THROUGH THE STATE’S COMPETITIVE BID PROCESS FOR APPROXIMATELY 15 ACRES OF IMPROVED STATE-OWNED PROPERTY, FORMERLY BOSTICK STATE PRISON, IN THE CUSTODY OF THE DEPARTMENT OF CORRECTIONS LOCATED IN BALDWIN COUNTY. (SPC # 401.67)**

Frank Smith presented the request to accept the most advantageous bid of \$50,000 for the former Bostick State Prison in Milledgeville. SPC staff sent out an invitation to bid through the State’s competitive process and publically opened bids on August 6<sup>th</sup> of this year. There was only one bid received. The purchaser is also required to reimburse the State for due diligence costs in the amount of \$14,400. While this bid is below appraised value, the State spends approximately \$13,000 per year in insurance and maintenance of this facility. This will also put the property back on the County tax rolls.

Steve McCoy motioned to approve the request to accept the bid in the amount of \$50,000. Alan Skelton seconded the motion. The motion carried unanimously.

**ADJOURNMENT.**

Governor Deal requested a motion for adjournment. So moved by Phil Carlock and seconded by Alan Skelton. Meeting adjourned.



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Steven L. Stancil  
Executive Director, State Properties Commission