



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

MONDAY, JUNE 29, 2015

STATE CAPITOL, ROOM 107

MEMBERS IN ATTENDANCE:

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

IN ATTENDANCE:

Steve Stancil, State Properties Commission
Frank Smith, State Properties Commission
Alisa Pereira, State Properties Commission
Heather York, State Properties Commission
J Wade, State Properties Commission
Clark Wong, State Properties Commission
Tamika Crittenden, State Properties Commission
Floyd Rounds, State Properties Commission
Marvin Woodward, Georgia State Financing and Investment Commission
Christy Sanders, Georgia State Financing and Investment Commission
Carla Blanks, Georgia Building Authority
Paul Melvin, Georgia Building Authority
Mark Williams, Department of Natural Resources
Steve Friedman, Department of Natural Resources
Sara Honeywill, Technical College System of Georgia
Ron Newcomb, Chattahoochee Technical College

IN ATTENDANCE:

Jacqueline Bunn, Criminal Justice Coordinating Council
Steven Hatfield, Criminal Justice Coordinating Council
Sandra Neuse, Board of Regents
Shannon McGhee, Board of Regents
John Majeroni, Georgia Institute of Technology
Daniel Sheehan, Georgia Institute of Technology
Tanisha Thomas, Department of Law
Deadre Hines-Bay, Department of Law
Lisa Javorka, Department of Law
Chris Riley, Office of the Governor
Ryan Teague, Office of the Governor
Mike Couch, Central State Hospital Redevelopment Authority
Greg Bluestein, Atlanta Journal Constitution

Call to order and minutes of the previous meeting (December 16, 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 December 16, 2014 meeting. Brian Kemp made a motion to approve the minutes and Michael Howell seconded the motion. The motion carried unanimously.

Request by the Department of Natural Resources to acquire by purchase 19 separate tracts of land for the Robins Air Force Base Buffer Project at Echeconnee Creek Wildlife Management Area in Houston County.

Steve Friedman presented the request by the Department of Natural Resources to acquire 19 tracts of land at Robins Air Force Base in Houston County. In an effort to preserve the area for conservation and to protect the base from any issues arising during the next Base Realignment and Closure Commission, the Department is working with the Central Georgia Joint Development Authority to purchase property around the northern side of the Base. The source of funding is DNR Bond 123 and each tract had two appraisals conducted with the purchase prices falling within the appraised values.

<u>Tract Name</u>	<u>Acreage - Address</u>	<u>Price</u>
1. Gerry Mead	0.18 – 108 Shi St	\$7,400
2. Michael Schell, Ricky Roland	0.2 – 108 Cranford St	\$38,000
3. Aaron Oliver, Linda Oliver, Charles Oliver, Eddie Oliver, Betty Strawmier, Linda Harris	0.55 – 401 Baker Rd	\$41,000
4. Allie Rhoden III, Bonnie Rhoden	0.44 – 111 Cranford St	\$47,000
5. Rex Moore, Amy Moore	0.28 - 818 Pine St	\$5,400
6. Leila Mae Eford, Ralph Ferguson, Yvonne Ferguson, Philson Ferguson, Melvin Ross	0.36 – 202 Ferguson St	\$63,000
7. Faye Lacey, Rosemary Lokey	1.99 – 100 Elberta Rd	\$40,000
8. Zachery Fletcher	0.18 – 871 Oak Avenue	\$22,000
9. ASCANNV, LLC	0.94 – 111, 113, 115 Shi St	\$72,000
10. Carolyn Burns	0.23 – 308 Baker Rd	\$30,000
11. Angelia Coleman, William Coleman	0.34 – 1111 Southern Ave	\$4,000
12. Paul Smith	0.29 – 100 N. Paul St	\$46,000
13. McDaniels Properties, LLC	0.35 – 909 Southern Ave	\$5,100

<u>Tract Name</u>	<u>Acreage - Address</u>	<u>Price</u>
14. Jesus Ponce, Maria Ponce	0.22 – 208 Baker Rd	\$45,000
15. Stephen Bethune	0.75 – 814 Pine St	\$8,100
16. Johnnie Gail Bone	0.28 – 895 Oak Ave	\$30,000
17. Julie Martin, Gary and Cathy Martin, Barry Martin	12.14 – 10111 Hawkinsville Rd	\$152,000
18. Alex Leland, Hugh Leland	0.28 – 202 Palmer Cir	\$35,000
19. Willie Talton	0.28 – 101 Cranford St	\$34,000

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

Request by the Department of Natural Resources to acquire approximately 4,103 acres of real property from The Nature Conservancy (the Altama Tract) at Altamaha Wildlife Management Area in Glynn County for a consideration not to exceed \$3,840,000. (SPC # 806.39)

Steve Friedman presented the request by the Department of Natural Resources to acquire approximately 4,103 acres, (4,123 acres after final survey is completed) from The Nature Conservancy at Altamaha Wildlife Management Area. This tract has ecological importance ranging from the longleaf pine and the endangered gopher tortoise along with public recreational opportunities. The Nature Conservancy will convey a restrictive easement to the United State Marine Corps which will provide a buffer to the Townsend Bombing Range. The cost of the property is \$3,840,000 with funding provided from the United States Fish and Wildlife Service Coastal Wetland Grant and DNR Bond 120.

Brian Kemp motioned to approve the request by the Department of Natural Resources. Michael Howell seconded the motion. The motion carried unanimously.

Request by the Department of Natural Resources to acquire approximately 1,470 acres of real property from Temco Associates, LLC (the Johnny Monk Tract) at Paulding Forest Wildlife Management Area in Paulding County for a consideration of \$2,400 per acre, not to exceed \$3,600,000. (SPC # 831.31)

Steve Friedman presented the request by the Department of Natural Resources to acquire approximately 1,470 acres from Temco Associates at Paulding Forest Wildlife Management Area (WMA). The WMA is very popular for outdoor recreational activities. Acquiring the tract will improve WMA management and also protect Little Raccoon Creek which is home to federally endangered and threatened species. The cost for the property is \$3,600,000 with funding provided from the U.S. Forest Service Forest Legacy Grant and DNR Bond 120.

John Breakfield motioned 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 enter into a twenty-five year Lease with the U.S. Corps of Engineers for approximately 665 acres at Bobby Brown State Park in Elbert County for a consideration of \$1. (SPC # 853.09)

Steve Friedman presented the request by the Department of Natural Resources to enter into a 25-year lease with the U.S. Corps of Engineers at Bobby Brown State Park for a consideration of \$1. The Corps leased a portion of the Clark Hill Reservoir Area to DNR in 1965 to establish the Bobby Brown State Park. The lease is set to expire in 2015 and the proposed lease would allow the State to continue leasing from the Corps for 25 years and then sublease to Elbert County for five years. The sublease could be

renewed for four additional five-year terms by the County. The County will provide DNR a rental consideration of three percent of the gross revenue from Park operations for the first 5-year term of the sublease agreement. Revenue percentages will be negotiated prior to each subsequent sublease renewal term.

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

Request by the Department of Natural Resources to extend an existing 25-year lease to a total of 50 years with the Georgia Power Company for approximately 5.15 acres at Bartlett's Ferry Boat Ramp, Lake Harding in Harris County for a consideration of \$10 per year. (SPC # 866.11.1)

Steve Friedman presented the request to extend an existing 25-year lease for a total of 50 years with Georgia Power for 5.15 acres at Lake Harding. In 1987, DNR entered into a lease with Georgia Power for 2.3 acres to build a boat ramp and was later amended in 1999 to include an additional 2.85 acres for parking. The requested amendment will extend the lease for 50 years with annual renewal running from July 1 to June 30 to align with the fiscal year and ultimately terminating on June 30, 2062.

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

Request by the Board of Regents of the University System of Georgia for the State Properties Commission to approve a multiyear lease respectively with Portman Holdings, LLC (or an affiliated special purpose entity created for the purpose of this development) for approximately 288,771 rentable square feet and Quality Technology Services, LLC for approximately 40,000 rentable square feet at 771 Spring Street, Atlanta. (Lease # 8893, Lease # 8894)

Sandra Neuse presented the request by the Board of Regents to approve a multiyear lease with Portman Holdings or an affiliated special purpose entity created for the purpose of developing a mixed used complex at 771 Spring Street in Atlanta. Portman Holdings intends to develop a 692,000 rentable square foot complex programmed around high performance computing modeling and simulation. The Board of Regents, through the Georgia Institute of Technology, seeks to occupy half of the center comprising of approximately 340,000 rentable square feet through two multiyear leases and one annual renewal lease. The office lease base rent is \$26.30 per rentable square foot and the data center lease rent is \$100.50 per kilowatt.

Steve McCoy motioned to approve the request by the Board of Regents. Michael Howell seconded the motion. The motion carried unanimously.

Request by the Technical College System of Georgia to acquire from the Chattahoochee Tech Foundation, Inc. approximately 1.293 acres at Chattahoochee Technical College in Cobb County for a consideration of \$285,000. (SPC # 817.25)

Sara Honeywill presented the request by the Technical College System of Georgia to acquire from the Chattahoochee Tech Foundation 1.293 acres for a consideration of \$285,000. Chattahoochee Technical College Marietta Campus has been leasing this location since 2012 and uses it as a Business Center Operations. Two appraisals were conducted and the purchase price is below the appraised value.

Phil Carlock 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 Athens Tech Foundation, Inc. approximately 4.21 acres for Athens Technical College in Elbert County for a consideration of \$10. (SPC # 853.08)

Sara Honeywill presented the request by the Technical College System of Georgia to acquire from the Athens Tech Foundation 4.21 acres for a consideration of \$10. The property is located at the southern boundary line of Athens Technical College and will be used as buffer zone with no development.

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

Request by the Georgia Bureau of Investigation to acquire from the City of Thomson and McDuffie County approximately 1.72 acres as GBI's Investigative/Drug Enforcement Office in McDuffie County for a consideration of \$10. (SPC # 836.22)

Frank Smith presented the request on behalf of the Georgia Bureau of Investigation to acquire 1.72 acres from the City of Thomson in McDuffie County for \$10. The property is adjacent to the current GBI facility and was formerly used by the State Patrol. The current GBI facility was constructed in 1974 and is in very poor condition. With this acquisition, GBI intends to construct a new facility to house the Investigative and Drug Enforcement Offices. The old facility will be torn down to create parking. The City is requiring a reversion of the property if the State ceases to use the property. If this happens, the City would have to pay the State the fair market value of any improvements on the property.

John Breakfield motioned to approve the request by the Georgia Bureau of Investigation. Brian Kemp seconded the motion. The motion carried unanimously.

Request by the Georgia Public Safety Training Center to grant a one-year lease with two one-year renewals to Justice Federal Credit Union for the use of approximately 301 square feet for a Financial Office and Automated Teller Machine at the Georgia Public Safety Training Center Headquarters in Monroe County for a consideration of \$5,000 per year. (SPC # 488.08)

Frank Smith presented the request on behalf of the Public Safety Training Center to grant a one year lease with two one-year renewals to Justice Federal Credit Union for \$5,000 per year. Justice Federal operates an ATM and a fiscal office consisting of approximately 301 square feet. They provide services to state employees and retirees in Forsyth. As authorized by the General Assembly, SPC is in discussions with Justice Federal to increase the number of annual renewal options.

Brian Kemp motioned to approve the request by the Georgia Public Safety Training Center. Michael Howell seconded the motion. The motion carried unanimously.

Approve the conveyance of approximately 5.3358 improved acres, in the custody of Department of Public Health, (former Skyland Elementary School Building) for \$2,790,000 and partial leaseback to the City of Brookhaven in DeKalb County. (SPC # 404.13)

Frank Smith presented the request to approve the conveyance of approximately 5.3358 acres to the City of Brookhaven for the fair market value which is \$2,790,000. Currently, the Department of Public Health uses the old Skyland elementary school to serve as the vital records office. The facility does not provide ideal functionality for this use. The City desires to acquire the property to expand the adjacent Skyland Park. The City has agreed to lease the facility back to the State for \$5.15 a square foot until a more suitable site can be found for vital records.

Brian Kemp motioned to approve the request by the Department of Public Health. John Breakfield seconded the motion. The motion carried unanimously.

Request by the Department of Behavioral Health and Developmental Disabilities to convey four separate tracts of land to the Central State Hospital Local Redevelopment Authority at the Central State Hospital Campus for fair market value in Baldwin County.

Frank Smith presented the request on behalf of the Department of Behavioral Health and Developmental Disabilities to convey four separate properties to the Central State Hospital Local Redevelopment Authority at the Central State Hospital Campus for fair market value. In an effort to revitalize and repurpose the Central State campus, the Local Redevelopment Authority has identified four properties they wish to acquire. All the properties have been declared surplus by the department and are being sold at the fair market value:

<u>Tract Name</u>	<u>Acreage</u>	<u>Price</u>
1. Power Sub-Station	1.53	\$12,200
2. Jones Ave.	6.0	\$195,000
3. Wright Homes	4.0	\$110,000
4. Carpentry Shop	0.73	\$145,000

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

Request by the Georgia Department of Behavioral Health and Developmental Disabilities to grant a one year lease with two one-year renewals to New Destiny Christian Center for the use of Chapel 5 for a Church at the Central State Hospital Campus in Baldwin County. (SPC # 401.80)

Frank Smith presented the request on behalf of the Georgia Department of Behavioral Health and Developmental Disabilities to grant a one year lease with two one-year renewals to New Destiny Christian Center for the use of Chapel 5 at the Central State Hospital Campus in Baldwin County. New Destiny Christian Center has served the Milledgeville community since 2013. The Center will operate Chapel 5 as a Church and Outreach center. Chapel 5 has been declared surplus by the department.

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

Request by the Georgia Vocational Rehabilitation Agency for the State Properties Commission to enter into a fifteen year lease on their behalf with Rubicon-Juliette, LLC, for approximately 112,000 rentable square feet at 1551 Juliette Road in Stone Mountain. (Lease # 6636)

Frank Smith presented the request for the State Properties Commission to enter into a 15 year lease on behalf of the Georgia Vocational Rehabilitation Agency with Rubicon-Juliette, LLC for approximately 112,000 rentable square feet at \$17.26 square foot in Stone Mountain. GVRA has occupied this location for approximately 15 years. The facility is in need of interior improvements and the rent is above market for the area. SPC staff has reached an agreement in principal for a 15 year lease that reduces the rental rate from \$21.37 to \$17.26 and provides for \$1.87 million in tenant improvements.

John Breakfield motioned to approve the request by the Georgia Vocational Rehabilitation Agency. Michael Howell seconded the motion. The motion carried unanimously.

Request by the Georgia Vocational Rehabilitation Agency for the State Properties Commission to enter into a twenty year lease on their behalf with the City of Perry for approximately 8,259 rentable square feet at 1211 Washington Street in Perry. (Lease # 8709)

Frank Smith presented the request for the State Properties Commission to enter into a 20 year lease on behalf of the Georgia Vocational Rehabilitation Agency with the City of Perry for approximately 8,259 rentable square feet in Perry. SPC staff has conducted two solicitations for space and both were unsuccessful in locating adequate space for GVRA in Perry. The City of Perry presented an offer for GVRA to move into the current City Hall building at a below market rate of \$15.00 per square foot. The City will move to a new facility.

Steve McCoy motioned to approve the request by the Georgia Vocational Rehabilitation Agency. Brian Kemp seconded the motion. The motion carried unanimously.

Request by the Department of Human Services Division of Child Support Services for the State Properties Commission to enter into a ten year lease on their behalf with Southlake Property Associates, Ltd., for approximately 9,523 rentable square feet at 1368 Southlake Plaza Drive in Morrow. (Lease # 8341)

Frank Smith presented the request for the State Properties Commission to enter into a 10 year lease on the behalf of the Department of Human Services Division of Child Support Services with Southlake Property Associates, Ltd. for approximately 9,523 rentable square feet at \$14.91 per square foot in Morrow. Child Support Services current location, which they have occupied for the last 16 years, has changed ownership three times, has been in foreclosure and as a result, there is a lack of attention to necessary repairs and maintenance including roof leaks, damaged carpet and rodents. Through SPC's RFP process, the selection committee has identified Southlake Property Associates as the most suitable location and the apparent awardee.

John Breakfield motioned to approve the request by the Department of Human Services. Brian Kemp seconded the motion. The motion carried unanimously.

Request by the Department of Human Services Division of Family & Children Services for the State Properties Commission to enter into a fifteen year lease on their behalf with the DeKalb County Board of Commissioners for approximately 127,975 rentable square feet at 178 Sams Street in Decatur. (Lease # 4001)

Frank Smith presented the request for the State Properties Commission to enter into a 15 year lease on the behalf of the Department of Human Services Division of Family & Children Services with the DeKalb County Board of Commissioners for approximately 127,975 rentable square feet at \$6.06 per square foot in Decatur. DFCS has been at this location almost 30 years. From the State's rent over that period the County has paid off all debt on the building and now owns the facility free of any debt. SPC began a renegotiation effort with DeKalb County several months ago. SPC was able to reduce the rent from \$17.23 to \$6.06 per square foot resulting in \$28 million cost avoidance over the term of the lease.

Phil Carlock motioned to approve the request by the Department of Human Services. John Breakfield seconded the motion. The motion carried unanimously.

Request by the Department of Public Health for the State Properties Commission to enter into a twenty year lease on their behalf with Downtown LaGrange Development Authority for approximately 14,100 rentable square feet at 301 Main Street in LaGrange. (Lease # 8542)

Frank Smith presented the request for the State Properties Commission to enter into a 20 year lease on the behalf of the Department of Public Health with Downtown LaGrange Development Authority for approximately 14,100 rentable square feet at \$10.21 per square foot in LaGrange. The Downtown LaGrange Development Authority will redevelop a former fire station for use by Public Health as their District 4 Office. The Callaway Foundation's generous contribution of \$1 million to the Development Authority made it possible for Public Health to afford the rent for a new building.

Brian Kemp motioned to approve the request by the Department of Public Health. Michael Howell seconded the motion. The motion carried unanimously.

Request by the Department of Driver Services for the State Properties Commission to enter into a twenty year lease on their behalf with the Macon-Bibb County Transit Authority for approximately 7,500 rentable square feet at 200 Cherry Street in Macon. (Lease # 7462)

Frank Smith presented the request for the State Properties Commission to enter into a 20 year lease on the behalf of the Department of Driver Services with the Macon-Bibb County Transit Authority for approximately 7,500 rentable square feet at \$10 per square foot in Macon. The City of Macon redeveloped the historic train station and leased to DDS in 2008. In 2014, the City transferred ownership to the Macon Bibb Transit Authority who required DDS renegotiate a market lease due to federal funding requirements of the Transit Authority.

John Breakfield motioned to approve the request by the Department of Driver Services. Phil Carlock seconded the motion. The motion carried unanimously.

Request by the Georgia Real Estate Commission for the State Properties Commission to enter into a ten year lease on their behalf with ACP Peachtree Center, LLC for approximately 11,630 rentable square feet at 229 Peachtree Street in Atlanta. (Lease # 4934)

Frank Smith presented the request for the State Properties Commission to enter into a 10 year lease on the behalf of the Georgia Real Estate Commission with ACP Peachtree Center, LLC for approximately 11,630 rentable square feet at \$16.00 per square foot in Atlanta. GREC has occupied this space since 1995. The landlord desires a longer term commitment from the State and GREC has needs for some interior improvements. The parties have agreed in principal to a .90 cent rent reduction, \$163,000 worth of tenant improvements and 10 free parking spaces.

Michael Howell motioned to approve the request by the Georgia Real Estate Commission. John Breakfield seconded the motion. The motion carried unanimously.

Request by the Public Defender Standards Council for the State Properties Commission to enter into a five year lease on their behalf with the State Bar of Georgia for approximately 31,630 rentable square feet of office space and approximately 2,263 rentable square feet of storage space at 104 Marietta Street in Atlanta. (Lease # 6048)

Frank Smith presented the request for the State Properties Commission to enter into a five year lease on the behalf of the Public Defender Standards Council with the State Bar of Georgia for approximately 31,630 rentable square feet of office space at \$14.88 per square foot and approximately 2,263 rentable square feet of storage space \$10 per square foot in Atlanta. Public Defender Standards Council has occupied space at the State Bar building since 2002. They are in need of expansion space and the landlord desires a longer term commitment. The parties have agreed in principal to a below market rental rate, free use of conference facilities and \$170,000 worth of tenant improvements.

John Breakfield motioned to approve the request by the Public Defender Standards Council. Brian Kemp seconded the motion. The motion carried unanimously.

Request by the Criminal Justice Coordinating Council for the State Properties Commission to enter into a five year lease on their behalf with the State Bar of Georgia for approximately 26,478 rentable square feet of office space and approximately 3,104 rentable square feet of storage space at 104 Marietta Street in Atlanta. (Lease # 6709)

Frank Smith presented the request for the State Properties Commission to enter into a five year lease on the behalf of the Criminal Justice Coordinating Council with the State Bar of Georgia for approximately 26,478 rentable square feet of office space at \$14.88 per square foot and approximately 3,104 rentable square feet of storage space at \$10 per square foot in Atlanta. CJCC is another tenant in the State Bar building in dire need of expansion space. The parties have agreed in principal to a below market rate, free use of conference facilities and \$442,000 in tenant improvements.

Brian Kemp motioned to approve the request by the Criminal Justice Coordinating Council. John Breakfield seconded the motion. The motion carried unanimously.

Consideration and acceptance of the bid by the Development Authority of the City of Milledgeville and Baldwin County of \$29,000 received through the State's competitive bid process for approximately 8.19 acres of State-owned property in the custody of the Georgia Forestry Commission in Baldwin County. (SPC # 401.74)

Frank Smith presented the request to accept the bid by the Development Authority of the City of Milledgeville and Baldwin County of \$29,000 received through the State's competitive bid process for approximately 8.19 acres of State-owned property in the custody of the Georgia Forestry Commission in Baldwin County. This property is next to the Baldwin County industrial park which desires to expand. The Forestry Commission has declared this property surplus. SPC advertised the sale of the property by competitive bid. The Development Authority of Milledgeville and Baldwin County was the only responsive bidder. The best and final bid of the Development Authority is within SPC's appraised values.

Brian Kemp motioned to approve the request. Steve McCoy seconded the motion. The motion carried unanimously.

Approve the granting of easements over State owned real properties as authorized by the 2015 General Assembly Session Resolution Act 38 (S.R. 267).

Baldwin County: SPC # 605.193

Grant an easement to CorrectHealth GDC, LLC or its successors and assigns over approximately 3.68 acres under the custody of the Georgia Department of Behavioral Health and Developmental Disabilities and the Department of Corrections at Bostick State Prison for the purpose of ingress/egress for \$650.00.

Barrow County: SPC # 605.217

Grant an easement to Georgia Power Company or its successors and assigns over approximately 1.0 acre under the custody of the Department of Natural Resources for the construction, installation, and maintenance of underground distribution lines to serve new camper cabins at Fort Yargo State Park for \$10.00.

Bartow County: SPC # 303.35

Grant an easement to Department of Transportation or its successors and assigns over existing railroad right of way over approximately 0.548 of an acre under the custody of the State Properties Commission

for the construction and maintenance of a bridge and road widening of SR140 from SR53 to SR3/US41 in Bartow County. Said easement would be located on Western and Atlantic Railroad property for \$10.00.

Bartow County: SPC # 605.195

Grant an easement to Atlanta Gas Light Company or its successors and assigns over approximately 0.57 of an acre under the custody of the Technical College System of Georgia to construct, install and maintain underground gas distribution lines and associated equipment to serve the North Metro Campus of Chattahoochee Technical College for \$10.

Chatham County: SPC # 605.196

Grant an easement to the Atlanta Gas Light Company or its successors and assigns over approximately 4.26 acres under the custody of the Technical College System of Georgia for the construction, installation, and maintenance of underground gas distribution lines and associated equipment to serve Savannah Technical College for \$10.00.

Clarke County: SPC # 605.197

Grant an easement to Georgia Power Company or its successors and assigns over approximately 0.09 of an acre at the Athens Day Reporting Center under the custody of the Department of Corrections for the installation, operation and maintenance of underground electrical lines and associated equipment at Old Epps Bridge Rd. for \$650.00.

Clayton County: SPC # 605.227

Grant an easement to Georgia Power Company or its successors and assigns over approximately 0.251 of an acre under the custody of the Department of Agriculture for the installation, operation and maintenance of underground electrical lines and associated equipment to serve the Atlanta State Farmers Market for \$10.00.

Cobb County: SPC # 605.221

Grant an easement to the Georgia Power Company or its successors and assigns over approximately 0.049 of an acre under the custody of the Department of Defense for the installation, operation and maintenance of underground distribution lines and associated equipment to serve the Kennesaw Armory for \$10.00.

DeKalb County: SPC # 605.226

Grant an easement to the Georgia Power Company or its successors and assigns over approximately 0.37 of an acre under the custody of the Technical College System of Georgia for the installation, operation and maintenance of overhead distribution lines and associated equipment to serve Georgia Piedmont Technical College for \$10.00.

Floyd County: SPC # 605.223

Grant an easement to the Georgia Power Company or its successors and assigns over approximately 0.103 of an acre under the custody of the Department of Defense for the installation, operation, and maintenance of underground electrical power lines and associated equipment to serve the Rome Armory for \$10.

Fulton County: SPC # 605.230

Grant easements to various utility companies or their successors and assigns over approximately 25.433 acres at the North Fulton Campus of Gwinnett Technical College under the custody of the Technical College System of Georgia for the installation, operation and maintenance of various utilities and associated equipment to serve the North Fulton Campus of Gwinnett Technical College; each easement granted shall be for a consideration of \$10.

Gordon County: SPC # 304.18

Grant an easement to Department of Transportation or its successors and assigns over approximately 0.262 of an acre over Western and Atlantic Railroad property under the custody of the State Properties Commission for the construction and maintenance of a bridge on the South Calhoun Bypass from SR53 at CR13 East to SR53 at CR64 for \$10.00.

Houston County: SPC # 605.200

Grant an easement to Flint Electric Membership Corporation or its successors and assigns over approximately 0.924 of an acre at Central Georgia Technical College under the custody of the Technical College System of Georgia for installation, maintenance, and operation of electrical distribution lines and associated equipment to serve the Health Services Center at Central Georgia Technical College for \$10.

Laurens County: SPC # 605.222

Grant an easement to City of Dublin, Georgia or its successors and assigns over approximately 0.072 of an acre under the custody of the Department of Defense for the construction, installation, and maintenance of sanitary sewer lines to serve the Dublin Armory for \$10.

Liberty County: SPC # 605.201

Grant an easement to Georgia Power Company or its successors and assigns over approximately 0.156 of an acre at Savannah Technical College under the custody of the Technical College System of Georgia for the relocation of power poles and guy wire anchors for fair market value, but not less than \$650.

Lowndes County: SPC # 605.198

Grant an easement to City of Valdosta, Georgia or its successors and assigns over approximately 0.04 of an acre under the custody of the Department of Corrections for the construction, installation, and maintenance of a sanitary sewer main to serve Valdosta State Prison for \$10.

Macon County: SPC # 605.234 & 605.163

Grant an easement to Flint Electric Membership Corporation or its successors and assigns over a portion of the 226.148 acres making up Camp John Hope under the custody of the Department of Education for the construction, installation, and maintenance of electrical transmission lines and associated equipment to serve the cabins located on Camp John Hope for \$10.

McIntosh County: SPC # 605.194

Grant an easement to Coastal Electric Cooperative (Coastal EMC) or its successors and assigns over approximately 15.3 acres under the custody of the Coastal Resources Division of Department of Natural Resources for the construction, installation, and maintenance of electrical distribution lines and associated equipment to serve Barbour and Wahoo Island for fair market value, but not less than \$650.

McIntosh County: SPC # 605.228

Grant an easement to Coastal Electric Cooperative (Coastal EMC) or its successors and assigns over approximately 1.03 acres under the custody of the Department of Natural Resources for the construction, and maintenance of underground distribution lines and associated equipment to serve facilities at Altamaha River-Townsend WMA for \$10.

Meriwether County: SPC # 605.245

Grant an easement to Board of Regents of the University System of Georgia or its successors and assigns over a portion of the 22.1 acres making up Roosevelt Warm Springs Rehabilitation Hospital and Hilliard Cottage at Roosevelt Warm Springs Rehabilitation Hospital, both under the custody of the Georgia Vocational Rehabilitation Agency, for ingress and egress, parking, signage, utilities and/or any other rights which the parties deem desirable for the benefit of Roosevelt Warm Springs Rehabilitation Hospital and Hilliard Cottage for \$10.

Newton County: SPC # 605.183

Grant an easement to Walton Electric Membership Corporation or its successors and assigns over approximately 0.16 of an acre under the custody of the Technical College System of Georgia for the construction, operation, and maintenance of underground electrical distribution lines and associated equipment to serve Georgia BioScience Training Center at Athens Technical College for \$10.

Polk County: SPC # 605.208

Grant an easement to the Corley Family or its successors and assigns over approximately 0.03 of an acre under the custody of the Department of Natural Resources for ingress and egress within Ironstob Phase I tract along Blue Car Body Road of Paulding Wildlife Management Area; said grant of easement is in exchange for: an easement to the State from the Corley Family of approximately 6 acres for ingress and egress for public use and for the Department of Natural Resource's administrative use; and a grant from the Corley Family to the State of a Right of First Refusal to purchase approximately 360 acres of the Corley Family property.

Richmond County: SPC # 605.206

Grant an easement to Augusta, Georgia or its successors and assigns over approximately 0.873 of an acre, under the custody of the Department of Behavioral Health and Developmental Disabilities, for the replacement and construction of water pipelines at East Central Regional Hospital for \$650.

Troup County: SPC # 605.180

Grant an easement to the City of West Point, Georgia or its successors and assigns over 1.391 acres at the Kia/Hyundai Dymos Tract under the custody of the Department of Economic Development for the construction, installation, and maintenance of a water and sewer line and associated equipment to serve State owned property for \$10.

Walton County: SPC # 605.191

Grant an easement to Georgia Power Company or its successors and assigns over approximately 0.7 of an acre under the custody of the Department of Natural Resources for the construction, operation, and maintenance of transmission lines and associated equipment along Willow Springs Church Road at Walton Fish Hatchery for fair market value, not to be less than \$650.

Wayne County: SPC # 605.190

Grant an easement to Okefenokee Rural Electric Membership Corporation or its successors and assigns over approximately 0.28 of an acre under the custody of the Department of Natural Resources for the construction, operation, and maintenance of underground power lines and associated equipment to serve the Wildlife Resources Division Maintenance Facility at Penholoway Swamp Wildlife Management Area for \$10.

House Committee Substitution

Baldwin County: SPC # 605.233

Grant of an easement to Georgia Power Company over approximately 4,153 acres under the custody of the Department of Behavioral Health and Developmental Disabilities, Department of Corrections, Department of Driver Services, State Forestry Commission, and Department of Veterans Service for the operation and maintenance of the Central State Campus electrical power grid, including any transmission lines and associated equipment together with the right of ingress and egress.

John Breakfield motioned to approve the granting of easements over State owned properties. Phil Carlock seconded the motion. The motion carried unanimously.

Approve the conveyance of State owned property as authorized by the 2015 General Assembly Session Resolution Act 308 (S.R. 266).

Appling County: SPC # 490.10

Convey for \$10 approximately 0.44 of an acre to Appling County. The property to be conveyed is a portion of the former Altamaha Technical College campus in Baxley, and is desired for use in the widening and improvement of U.S. Highway 341.

Cherokee County: SPC # 605.186 & 500.07

Convey approximately 8.9 acres and an easement of 0.09 of an acre to the Georgia Department of Transportation (GDOT). The property is a portion of the 1,956.48 acre Department of Natural Resources McGraw Ford WMA and will be used in replacing a bridge and realigning SR 372 at Etowah River. In consideration of the conveyance, the Department of Transportation will pay the Department of Natural Resources \$58,324, as a cost to cure for DNR to construct a gravel drive, parking lot and boat ramp. Additionally, GDOT will construct a deceleration lane to enter the boat ramp, and other improvements.

Douglas County: SPC # 445.04

Convey approximately 0.81 of an acre to Douglas County for \$10 in exchange for the realignment of Timber Ridge Road. The property to be conveyed is a portion of the West Georgia Technical College campus.

Fulton County: SPC # 406.63

Lease approximately 3,000 square feet in the Department of Driver Services Center at 400 Whitehall Street S.W., Atlanta to Georgia United Credit Union for a term of 5 years with two, 5-year renewal options for an annual rent of \$42,000, or \$14 per square foot (subject to an annual escalation of 2.5%), upon the acquisition of the subject property by State of Georgia from Georgia United Credit Union.

Fulton County: SPC # 406.64

Ground lease approximately 13 acres of a portion of the Georgia World Congress Center Atlanta campus to the Geo. L. Smith II Georgia World Congress Center Authority for a term of forty years, with two 5-year renewal options, for an annual rental rate of \$10 and authorize the granting of non-exclusive permanent easements to various utility entities as needed for the construction, operation and maintenance of the leased area.

Gordon County: SPC # 408.02.01

Lease approximately 14.6 acres to the Calhoun Elks Home, Inc. for a consideration of \$650.00 per year for the remainder of the ten year lease term.

Meriwether County: SPC # 410.20

Ground lease approximately 102.48 acres to the Warrior Alliance for the operation of the Golf Course at Roosevelt Warm Springs Institute for Rehabilitation, as a vocational rehabilitation training program called Operation Double Eagle (ODE). ODE will train active or retired wounded military or those with disabilities, focusing on mobility impairment from spinal cord or traumatic brain injury, for the successful transition, healing, and valued return to their communities. The ground lease will be for a term of 10 years for the consideration of \$10 per year and the provision of training and support services in golf course construction, engineering, agronomy, golf course maintenance and operation, landscape architecture, horticulture and hospitality management and related programs. The ground lease was initially approved under 2014 ACT 595 (S.R. 788) for 55 acres for the same purpose, but acreage needed is revised to 102.48 acres.

Monroe County: SPC # 488.07.01

Lease approximately 16 square feet located at Department of Corrections' Tift Campus headquarters in Forsyth to Georgia United Credit Union for an ATM for a term of ten years and an annual rental rate of \$600.00.

Paulding County: SPC # 483.08

Convey 0.7 of an acre easement at Sheffield Wildlife Management Area of the Department of Natural Resources to the Lee family in exchange for the Lee family conveying 1 acre to Paulding County for the extension of Lee Road; said conveyance to Paulding County will provide the Department with improved and permanent access to the WMA.

Troup County: SPC # 423.16

Lease approximately 50,377 square feet, which is a portion of Building G (formerly known as the Raytheon Building) at the West Georgia Technical College's LaGrange campus to Troup County School System for use by thINC College and Career Academy. The lease is for 5 years with one 5-year renewal at an annual rental amount of \$10.00.

Upson County: SPC # 553.03

Convey approximately 1.13 acres to Upson County for \$10 as part of a property exchange. The County's consideration for the conveyance by the State is the conveyance of a 5 acre tract on which a new Georgia Forestry Upson Unit was constructed.

House Committee Substitution

Baldwin County: SPC # 401.85

Surplus approximately 12.20 acres of real property, commonly known as State Patrol Post 33 in Baldwin County under the custody of the Georgia Department of Public Safety, by competitive bid for fair market value; or to a local government or State entity for fair market value; or to a local government or State entity for a consideration of \$10 so long as the property is used for public purpose.

Fulton County: SPC # 301.28

Surplus approximately 1.0 acre of ground and air rights, commonly known as 7 Wall Street or Plaza Park, in the City of Atlanta, under the custody of the State Properties Commission, by competitive bid for fair market value; or to a local government or State entity for fair market value; or to a local government or State entity for a consideration of \$10 so long as the property is used for public purpose.

Fulton County: SPC # 406.60

Surplus approximately 1.7853 acres of real property commonly known as the Gateway Probation Office and Day Report Center in the City of Atlanta under the custody of the Georgia Department of Corrections, by competitive bid for fair market value; or to a local government or State entity for fair market value; or to a local government or State entity for a consideration of \$10 so long as the property is used for public purpose.

Hall County: SPC # 452.18

Surplus of approximately 10.73 acres of real property, commonly known as the Oakwood Poultry Lab, in Oakwood, under the custody of the Georgia Department of Agriculture, by competitive bid for fair market value; or to a local government or State entity for fair market value; or to a local government or State entity for a consideration of \$10 so long as the property is used for public purpose.

Lamar County: SPC: 524.05

Surplus of approximately 25.971 acres of real property, commonly known as the Barnesville Armory, under the custody of the Georgia Department of Defense, by competitive bid for fair market value; or to a local government or State entity for fair market value; or to a local government or State entity for a consideration of \$10 so long as the property is used for public purpose.

Thomas County: SPC # 448.05

Surplus of approximately 214.413 acres of improved real property commonly known as Southwestern Regional Hospital in the City of Thomasville, under the custody of the Georgia Department of Behavioral Health and Developmental Disabilities, by competitive bid for fair market value; or to a local government or State entity for fair market value; or to a local government or State entity for a consideration of \$10 so long as the property is used for public purpose.

Clinch County: SPC # 461.07

Surplus approximately 16.14 acres of real property, commonly known as Homerville State Prison, in Clinch County under the custody of the Georgia Department of Corrections, by competitive bid for fair market value; or to a local government or State entity for fair market value; or to a local government or

State entity for a consideration of \$10 so long as the property is used for public purpose and payment of any applicable outstanding general obligation bonds and interest. Approve the request by the Georgia Department of Corrections to convey approximately 16.14 acres to Valdosta Housing Authority for a consideration of \$10, a covenant of perpetual public use and payment of any applicable outstanding general obligation bond obligations.

Sumter County: SPC # 457.10

Surplus of approximately 11.561 acres of real property commonly known as the Sumter Armory and Annex under the custody of the Georgia Department of Defense, by competitive bid for fair market value; or to a local government or State entity for fair market value; or to a local government or State entity for a consideration of \$10 so long as the property is used for public purpose. Approve the request by the Georgia Department of Defense to convey approximately 11.561 acres, to Sumter County for a consideration of \$10, a covenant of perpetual public use and payment of any applicable outstanding general obligation bonds and interest.

Tattnall County: SPC # 478.14

Surplus of approximately 1.5 acres of improved real property, commonly known as the Tattnall Institute Building and the Allied Health Building at Southeastern Technical College-Glenville Campus, under the custody of the Technical College System of Georgia. The City of Glennville seeks to acquire the improved property for fair market value or by competitive bid for fair market value; or to a local government or State entity for fair market value; or to a local government or State entity for a consideration of \$10 so long as the property is used for public purpose. Approve the request by the Technical College System of Georgia to convey approximately 1.5 acres, to the City of Glennville for a consideration of \$790,000.

Tattnall County: SPC # 461.14.01

Surplus of approximately 3.5 acres of unimproved real property consisting of both a parking lot and vacant lot at Southeastern Technical College-Glenville Campus, under the custody of the Technical College System of Georgia. The City of Glennville seeks to acquire the unimproved real property for a consideration of \$10 and a covenant of perpetual public use or by competitive bid for fair market value; or to a local government or State entity for fair market value; or to a local government or State entity for a consideration of \$10 so long as the property is used for public purpose. Approve the request by the Technical College System of Georgia to convey approximately 3.5 acres, to the City of Glennville for a consideration of \$10 and a covenant of perpetual public use.

Brian Kemp motioned to approve the conveyance of State owned properties. John Breakfield seconded the motion. The motion carried unanimously.

Consider revisions to existing policy SPC-11-Land Management: Conveyance of Surplus State Property and to establish two new policies: SPC-13-Land Management: Issuance of Revocable License Agreements and SPC-14- Land Management: Executive Orders.

Frank Smith presented the request to consider revisions to existing policy SPC-11-Land Management: Conveyance of Surplus State Property and to establish two new policies: SPC-13-Land Management: Issuance of Revocable License Agreements and SPC-14- Land Management: Executive Orders.

Policy SPC 11 is confirming the Executive Directors authority to reject bids received in response to an Invitation to Bid which are less than 75% of the appraised value and to reject any bid less than the minimum bid stated in the Invitation to Bid, if there is one set. Policies SPC 13 and 14 are not new functions or processes to SPC but rather part of Staff's continuous effort to document and improve policies and procedures.

John Breakfield motioned to approve the request. Michael Howell seconded the motion. The motion carried unanimously.

Adjournment

Governor requested a motion for adjournment. So moved by Brian Kemp and seconded by Phil Carlock. Meeting adjourned.



Steven L. Stancil
Executive Director, State Properties Commission