

Minutes
Land Acquisition Committee
Lake Blackshear Resort
2459-H U. S. Highway 280 West
Ballroom C
Cordele, GA 31015

December 4, 2012

Attending:

Committee Members

Loyce Turner, Chairman
Dennis Billew
Joe Hatfield
Walter Hudson, via telephone
Duncan Johnson
Mark Mobley
Steven Woodruff
Philip Watt, Board Chairman, ex-officio

Board Members

William Bagwell
Mabel Jenkins
Ray Lambert
Aaron McWhorter
Mark Smith
Philip Wilheit

Visitors

Andrew Schock, The Conservation Fund
Mark Abner, The Nature Conservancy
Gordon Rogers, Flint RiverKeeper
Bill Donohue, North Georgia Mountains Authority

Staff Members

Mark Williams
Homer Bryson
Spud Woodward
Dan Forster
Becky Kelley
Dave Crass
Kyle Pearson
Steve Friedman
Lauren Curry
Mark Whitney
Russ Pennington
Eddie Henderson
Mary Ann Evans

The December 4, 2012 meeting of the Land Acquisition Committee was called to order by Board Chairman Philip Watt. Chairman Watt called on Loyce Turner, Chairman of the Land Acquisition Committee.

Dr. Tuner called on Steve Friedman, Chief of Real Estate, to present several items for consideration.

Mr. Friedman stated that the first item for consideration was acquisition (purchase) of 810± acres of real property, Flat Tub Wildlife Management Area, Red Stripe Tract Phase I via The Conservation Fund, Jeff Davis County.

Mr. Friedman stated that the entire property is approximately 2,275 acres and that Phase I will be purchased entirely with Federal funds. He further stated that this is an important tract of land along the Ocmulgee River which is adjacent to the Flat Tub WMA and across the river from Horse Creek WMA. He added that this tract will add additional river frontage and more public recreation opportunities, including an existing boat ramp.

Mr. Friedman stated that he would like to thank The Conservation Fund for their help in the acquisition of this property, and recognized Andrew Schock, who was in attendance.

Mr. Friedman stated that he would like to request the Committee recommend the Board approve the item as presented.

Discussion ensued.

A motion was made by Mr. Mobley, seconded by Mr. Johnson and carried unanimously that the Committee recommends that the Board adopt the Resolution to authorize the Commissioner to seek State Properties Commission approval for the acquisition (purchase) of 810± acres of real property, Flat Tub Wildlife Management Area, Red Stripe Tract Phase I, via The Conservation Fund, Jeff Davis County, as presented. (Resolution attached hereto and made a part hereof)

Mr. Friedman stated that the next item for consideration was acquisition (purchase) of 5,102± acres of real property, Altamaha River-Penholoway Swamp, Boyles Island Tract Phase I, via The Nature Conservancy, Wayne County.

Mr. Friedman stated that this is an important tract of land adjacent to the Altamaha River corridor, which is itself one of the most important conservation targets identified in Georgia's State Wildlife Action Plan, and is a buffer to the Townsend Bombing Range. He further stated that The Nature Conservancy will sell a restrictive easement over this property to the United States Marine Corps for \$3.1 M, and will contribute \$880,000 to the project. He added that these two actions will reduce the Department's purchase price for each phase.

Mr. Friedman stated that he would like to thank The Nature Conservancy for their help in acquisition of this property, and recognized Mark Abner, who was in attendance.

Mr. Friedman stated that he would like to request the Committee recommend the Board approve the item as presented.

Discussion ensued.

A motion was made by Mr. Mobley, seconded by Mr. Woodruff and carried unanimously that the Committee recommends that the Board adopt the Resolution to authorize the Commissioner to seek State Properties Commission approval for the acquisition (purchase) of 5,102± acres of real property, Altamaha River-Penholoway Swamp, Boyles Island Tract Phase I, via The Nature Conservancy, Wayne County, as presented. (Resolution attached hereto and made a part hereof)

Mr. Friedman stated that the next item for consideration was granting of a revocable license and permanent easement by the State Properties Commission and the General Assembly for the purpose of installing, maintaining and operating fiber optic cables providing internet service to Amicalola Falls State Park, Windstream Standard, LLC, 0.98± acres, Dawson County.

Mr. Friedman stated that the Parks and Historic Sites Division staff has long sought out a more reliable service provider for their internet services to Amicalola Falls State Park, especially at the lodge. He further stated that the unreliable internet at the lodge is estimated to cause a revenue loss of \$60,000 to \$75,000 annually.

Mr. Friedman stated that the affected property is heritage preserve designated. He further stated that Parks personnel is aware of this and recommends that the activity not be considered a change of use because the cables will be mostly underground, using existing roadsides and access roads. He added that no new poles or structures will be necessary, and it will not interfere with the protection and conservation of the recreational, natural and cultural resources of the property.

Mr. Friedman stated that no adverse impact of any interest of the Department has been identified relative to operations and that the revocable license will be converted to a permanent easement by the General Assembly.

Mr. Friedman stated that he would like to request the Committee recommend the Board approve the item as presented.

Discussion ensued.

A motion was made by Mr. Mobley, seconded by Mr. Johnson and carried unanimously that the Committee recommends that the Board adopt the Resolution to authorize the Commissioner to seek State Properties Commission approval for granting a revocable license and permanent easement by the State Properties Commission and the General Assembly for the purpose of installing, maintaining, and operating fiber optic cables providing internet service to Amicalola Falls State Park, Windstream Standard, LLC, 0.98± acres, Dawson County. (Resolution attached hereto and made a part hereof)

Mr. Friedman stated that the final item for consideration was for approval to enter into a 50-year Intergovernmental Agreement between Upson County and the Department of Natural Resources for management of 1187± acres, Sprewell Bluff State Park, Upson County.

Mr. Friedman stated that Upson County and the Department have been in discussions which would grant the County use of Sprewell Bluff State Park to provide public access for recreation and ecological, historical and cultural education. He further stated that the County will be responsible for any costs associated with operating and equipping the property as a recreation site and public park. He added that the County can charge a reasonable parking fee and that the Department will maintain the right to allow public hunting and manage the habitat.

Mr. Friedman stated that he would like to request the Committee recommend the Board approve the item as presented.

Dr. Turner stated that Gordon Rogers, Flint RiverKeeper, had signed up to speak on this issue and called him to the podium.

Mr. Rogers expressed support for the Intergovernmental Agreement and gave several examples of the benefits of this project.

Discussion ensued.

A motion was made by Mr. Mobley, seconded by Mr. Johnson and carried unanimously that the Committee recommends that the Board adopt the Resolution to authorize the Commissioner to enter into a 50-year Intergovernmental Agreement between the Department of Natural Resources and Upson County for management of 1187.4± acres, Sprewell Bluff State Park, Upson County. (Resolution attached hereto and made a part hereof)

There being no further business, the meeting was adjourned.