

Minutes
Land Committee
University of West Georgia
Campus Center Ballroom (#108.1)
West Georgia Drive
Carrollton, GA 30118

December 2, 2014

Attending:

Committee Members

William Bagwell, Chairman
Mike Phelps, Vice Chairman
Dwight Davis
Dwight Evans
Walter Hudson
Bill Jones
Rob Leebern
Dee Yancey
Philip Wilheit, Board Chair, ex-officio

Board Members

Nancy Addison
Duncan Johnson, Jr.
Phyllis Johnson
Ray Lambert
Aaron McWhorter
Mark Mobley
Brother Stewart
Philip Watt

Visitors

Bryan Tolar, Georgia Agribusiness Council
Harold Reheis, Joe Tanner & Associates
Jeffrey Harvey, Georgia Farm Bureau
Lynn Smith, Georgia House of Representatives
Leah Barnette, Georgia Conservancy
Dr. Kyle Marrero, University of West Georgia
Ashley Jones, University of West Georgia
Bryan Tolar, Georgia Agribusiness Council
Harold Reheis, Joe Tanner & Associates

Staff Members

Mark Williams
Jud Turner
Homer Bryson
Dave Crass
Dan Forster
Eddie Henderson
Becky Kelley
Spud Woodward
Steve Friedman
Kyle Pearson
Mary Kathryn Yearta
Cathy Barnette
Taylor Brown
Zach Harris
Mary Walker
Jac Capp
Jeff Cown
Doralyn Kirkland
Russ Pennington
Jennifer Welte

The December 2, 2014 meeting of the Land Committee was called to order by Chairman Philip Wilheit.

Chairman Wilheit called on William Bagwell, Chairman of the Land Committee, who called on Steve Friedman, Chief of Real Estate.

Mr. Friedman stated Items A, B and C under Tab D were all tracts located in Paulding and Polk Counties and would be tracts added to either the Paulding or Sheffield Forest Wildlife Management Areas. He further stated these are both areas of the state that are identified as one of the most important conservation targets in Georgia's State Wildlife Action Plan.

Mr. Friedman stated the first item for the Committee's consideration would be the acquisition of 2,015± acres, Paulding Forest Wildlife Management Area, Ironstob Tract Stage II. He further stated the price per acre would be \$2,418.

Mr. Friedman thanked the Robert Woodruff Foundation and the United States Forest Service for their support with this acquisition.

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

A motion was made by Mr. Phelps, seconded by Mr. Leebern and carried unanimously that the Committee recommend that the Board adopt the Resolution to authorize the Commissioner to seek State Properties Commission approval to acquire (purchase) 2,015± acres of real property, Paulding Forest Wildlife Management Area, Ironstob Tract State II, Paulding and Polk Counties, as presented.

Mr. Friedman stated the next item for consideration would be the acquisition of 1190± acres, Sheffield Forest Wildlife Management Area, Amos, Jones, McCord, Phillips Tract. Mr. Friedman noted the purchase price of this tract would be \$1850 per acre.

Discussion ensued concerning the "out" parcel on Exhibit A, page B-6.

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

A motion was made by Mr. Yancey, seconded by Mr. Evans and carried unanimously that the Committee recommend that the Board adopt the Resolution to authorize the Commissioner to seek State Properties Commission approval to acquire (purchase) 1,190± acres of real property, Sheffield Forest Wildlife Management Area, Amos, Jones, McCord, Phillips Tract, Paulding and Polk Counties, as presented.

Mr. Friedman stated the next item would be the acquisition of 60± acres, Sheffield Forest Wildlife Management Area, McCord Tract. He further stated the price per acre for the McCord tract would be \$2,450.

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

A motion was made by Mr. Jones, seconded by Mr. Phelps and carried unanimously that the Committee recommend that the Board adopt the Resolution to authorize the Commissioner to seek State Properties Commission approval to acquire (purchase) 60± acres of real property, Sheffield Wildlife Management Area, McCord Tract, Polk County, as presented.

Mr. Friedman stated he would be presenting Items D-I together as they were all a part of the Robins Air Force Base Buffer Project. He further stated all properties would be funded by DNR Bond 123.

Mr. Friedman stated the first item for consideration was the acquisition of .23± acres at 308 Baker Road, Houston County. He further stated the purchase price was \$30,000 and the property contained a small house which would be removed.

Mr. Friedman stated the next item would be the acquisition of .94± acres at 111, 113, and 115 Shi Street, Houston County. He further stated the purchase price of the property was \$72,000 and the property contains 7 structures which will be removed.

Mr. Friedman stated the next item would be the acquisition of .21± acres at 918 North Davis Drive, Houston County. He further stated the purchase price of the property was \$38,000. He added the property contained a small home which would be removed.

Mr. Friedman stated the next item would be the acquisition of .27± acres at 202 Palmer Circle, Houston County. He further stated the purchase price of the property would be \$35,000. He added the property contains a small house which will be removed.

Mr. Friedman stated the next item would be the acquisition of .34± acres at 1111 Southern Avenue, Houston County. He further stated the purchase price of the property was \$4,000. He added the property is a vacant lot and contains no structures.

Mr. Friedman stated the final item in the Robins Air Force Base Buffer Project was the acquisition of .26± acres at 100 North Paul Street, Houston County. He further stated the purchase price of the property is \$46,000. He added the property contained two structures which would be removed.

Mr. Friedman stated he would request the Committee recommend that the Board approve all the items as presented.

Mr. Lambert asked Mr. Friedman to explain the cost of removed the structures.

Mr. Friedman stated the cost of removing the structures is covered by the bond. He further stated there is a process by which people bid to remove the structures and this process is handled internally.

Mr. Davis requested that Mr. Friedman explain where DNR is in the process of this project.

Mr. Friedman stated DNR has closed on 11 tracts, 14 tracts are awaiting approval by the State Properties Commission and 8 other properties have been approved by the Board.

Discussion ensued on this topic.

Mr. Bagwell stated it would be helpful for the Board members to see a map of the properties purchased by DNR and the Central Joint Development Authority.

A motion was made by Mr. Jones, seconded by Mr. Phelps and carried unanimously that the Committee recommend that the Board adopt: the Resolution to authorize the Commissioner to seek State Properties Commission approval to acquire (purchase) 0.23± acres of real property, Robins Air Force Base Buffer Project, 308 Baker Road, Houston County, as presented; the Resolution to authorize the Commissioner to seek State Properties Commission approval to acquire (purchase) 0.94± acres of real property, Robins Air Force Base Buffer Project, 111, 113, 115 Shi Street, Houston County, as presented; the Resolution to authorize the Commissioner to seek State Properties Commission approval to acquire (purchase) 0.21± acres of real property, Robins Air Force Base Buffer Project, 918 North Davis Drive, Houston County, as presented; the Resolution to authorize the Commissioner to seek State Properties Commission approval to acquire (purchase) 0.27± acres of real property, Robins Air Force Base Buffer Project, 202 Palmer Circle, Houston County, as presented; the Resolution to authorize the Commissioner to seek State Properties Commission approval to acquire (purchase) 0.34± acres of real property, Robins Air Force Base Buffer Project, 1111 Southern Avenue, Houston County, as presented; and the Resolution to authorize the Commissioner to seek State Properties Commission approval to acquire (purchase) 0.26± acres of real property, Robins Air Force Base Buffer Project, 100 North Paul Street, Houston County, as presented.

Mr. Friedman stated the final item would be the return of 0.7± acres of access easement to the Lee Family.

Mr. Friedman stated Paulding County is now proposing to make Lee Road a county road all the way to the WMA boundary. He further stated the new proposal is for the General Assembly to approve conveying the Departments 0.7± acres easement back to the Lee family in exchange for them conveying the 1± acre easement to Paulding County which will allow them to make this a county road.

Mr. Friedman requested the Committee recommend that the Board approve this item as presented.

A motion was made by Mr. Hudson, seconded by Mr. Evans and carried unanimously that the Committee recommend that the Board adopt the Resolution to authorize the Commissioner to seek State Properties Commission approval to return 0.7± acres access easement to the Lee Family in exchange for the Lee Family conveying 1± acre easement to Paulding County, Sheffield Wildlife Management Area, Paulding County, as presented.

There being no further business, the meeting was adjourned.