

Minutes

Land Committee

2 Martin Luther King, Jr. Drive, S.E.
Suite 1252 East Tower
Atlanta, GA 30319

April 21, 2015

Attending:

Committee Members

Dwight Davis, Chairman
Mark Mobley, Vice Chairman
William Bagwell
Dwight Evans
Bill Jones
Mike Phelps
Paul Shailendra
Ray Lambert, Board Chair, ex-officio

Board Members

Nancy Addison
Duncan Johnson, Jr.
Aaron McWhorter
Philip Watt
Philip Wilheit
Dee Yancey

Visitors

Debbie Phillips, Georgia Industry Environmental Coalition
Doug Miell, Georgia Chamber
Phil Zinsmeister, Sierra Club
Mike Giles, Georgia Poultry Federation
Jennette Gayer, Environment Georgia
Bryan Tolar, Georgia Agribusiness Council
Johnathan Harding, Georgia Agribusiness Council
Ronny Just, Georgia Power
Bennett Weinstein, ARC
Debra Berger, HSUS
John Eberhart, Georgia Earth Alliance
Scott Tanner, Joe Tanner and Associates

Staff Members

Mark Williams
Jud Turner
Walter Rabon
Dave Crass
Dan Forster
Eddie Henderson
Becky Kelley
Steve Friedman
Kyle Pearson
Mary Kathryn Yearata
Cathy Barnette
Taylor Brown
Zachary Harris
Trip Addison
Doralyn Kirkland
Wally Woods
Jeff Cown
Keith Bentley
Jac Capp
Terry West
Jeff Weaver
Thomas Barnard
Mary Walker

The April 21, 2015 meeting of the Land Committee was called to order by Chairman Ray Lambert.

Chairman Lambert called on Dwight Davis, Chairman of the Land Committee, who called on Steve Friedman, Chief of Real Estate.

Mr. Friedman stated Agenda Items A-H were all acquisitions located in Houston County as a part of the Robins Air Force Base Buffer Project. He further stated all properties would be purchased by funding from Bond 123. He added no structures located on any of the properties were historically significant.

Mr. Friedman stated Item A would be the acquisition of 0.29± acres of real property at 108 Cranford Street, Houston County. He further stated the purchase price would be \$38,000. He added there was a small duplex located on the property which would be removed.

Mr. Friedman stated Item B was the acquisition of 0.55± acres of real property, 401 Baker Road, Houston County. He further stated the purchase price was \$41,000. He added there was a small house located on the property which would be removed.

Mr. Friedman stated Item C was the acquisition of 0.44± acres of real property, 111 Cranford Street, Houston County. He further stated the purchase price was \$47,000. He added a small house was located on the property and would be removed.

Mr. Friedman stated Item D was the acquisition of 0.22± acres of real property, 208 Baker Road, Houston County. He further stated the purchase price was \$45,000. He added a house was located on the property which would be removed.

Mr. Friedman stated Item E was the acquisition of 0.29± acres of real property, 108 Shi Street, Houston County. He further stated the purchase price was \$7,400. He added a small shed was located on the property which would be removed.

Mr. Friedman stated Item F was the acquisition of 0.28± acres of real property, 895 Oak Avenue, Houston County. He further stated the purchase price was \$30,000. He added a house was located on the property which would be removed.

Mr. Friedman stated Item G was the acquisition of 0.25± acres of real property, 103 Cranford Street, Houston County. He further stated the purchase price was \$45,600. He added a house was located on the property which would be removed.

Mr. Friedman stated Item H was the acquisition of 0.36± acres of real property, 202 Ferguson Street, Houston County. He further stated the purchase price was \$63,000. He added that a 2,000+ sq. ft. house was located on the property which would require an executive order from the Governor to remove.

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

Chairman Davis stated he would like to congratulate Mr. Friedman and the Real Estate Office on moving forward with the Robins Air Force Base Buffer Project.

A motion was made by Mr. Jones, seconded by Mr. Evans and carried unanimously that the Committee recommend that the Board adopt: the Resolution to authorize the Commissioner to seek State Property Commission approval to acquire (purchase) 0.29± acres of real property, Robins Air Force Base Buffer Project, 108 Cranford Street, Houston County, as presented; the Resolution to authorize the Commissioner to seek State Property Commission approval to acquire (purchase) 0.55± acres of real property, Robins Air Force Base Buffer Project, 401 Baker Road, Houston County, as presented; the Resolution to authorize the Commissioner to seek State Property Commission approval to acquire (purchase) 0.44± acres of real property, Robins Air Force Base Buffer Project, 111 Cranford Street, Houston County, as presented; the Resolution to authorize the Commissioner to seek State Property Commission approval to acquire (purchase) 0.22± acres of real property, Robins Air Force Base Buffer Project, 208 Baker Road, as presented; the Resolution to authorize the Commissioner to seek State Property Commission approval to acquire (purchase) 0.29± acres of real property, Robins Air Force Base Buffer Project, 108 Shi Street, Houston County, as presented; the Resolution to authorize the Commissioner to seek State Property Commission approval to acquire (purchase) 0.28± acres of real property, Robins Air Force Base Buffer Project, 895 Oak Avenue, Houston County, as presented; the Resolution to authorize the Commissioner to seek State Property Commission approval to acquire (purchase) 0.25± acres of real property, Robins Air Force Base Buffer Project, 103 Cranford Street, Houston County, as presented; and the Resolution to authorize the Commissioner to seek State Property Commission approval to acquire (purchase) 0.36± acres of real property, Robins Air Force Base Buffer Project, 202 Ferguson Street, Houston County, as presented.

Mr. Friedman stated the next item for the Committee's consideration would be the approval to enter into a 25 year Lease Agreement for the 665± acres at Bobby Brown State Park with the Corps of Engineers and to sublease the Park to Elbert County.

Mr. Friedman stated the Department will lease the Park from the COE at no cost, but Elbert County will provide Parks a rental consideration of 3% of the gross revenue from the Park operations for the first term of the sublease agreement. He further stated revenue percentages will be negotiated prior to subsequent sublease renewals being formalized.

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

A motion was made by Mr. Phelps, 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 enter into a twenty-five (25) year Lease Agreement for the

665± acres at Bobby Brown State Park with the Corps of Engineers and to sublease the Park to Elbert County, as presented.

Mr. Friedman stated Agenda Items J-L were items at that were previously discussed at the March 2015 meeting. He further stated a quorum was not present during the March Land Committee meeting and therefore the items must be voted on with a quorum present.

Mr. Friedman stated Item J requests the approval to enter into a 25 year Lease Agreement for 1.5± acres at the Shady Field Boat Ramp.

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

A motion was made by Mr. Bagwell, 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 enter into a twenty-five (25) year Lease Agreement for 1.5± acres, Oconee River, Shady Field Boat Ramp, Laurens County, as presented.

Mr. Friedman stated Item K requests the granting a Revocable License Agreement and Permanent Easement of 0.3± acres by the State Properties Commission and the General Assembly to the Georgia Power Company to install and maintain underground power lines at Laura S. Walker State Park. He further stated Parks intends to construct 6 new camper cabins at the park.

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

A motion was made by Mr. Evans, seconded by Mr. Jones and carried unanimously that the Committee recommend that the Board adopt the Resolution to authorize the Commissioner to seek State Properties Commission approval to grant a Revocable License Agreement and Permanent Easement of 0.3± acres by the State Properties Commission and the General Assembly to the Georgia Power Company to install and maintain underground power lines at Laura S. Walker State Park, Ware County, as presented.

Mr. Friedman stated the final item for consideration requests the disposition of up to 30± acres of real property to the Georgia Forestry Commission, Oconee Wildlife Management Area, Wooten Tract Barn Area.

Mr. Friedman stated a large barn is located on the Wooten Tract which has no benefit to the Department. He further stated on June 24, 2014 the Board approved the entering into an Intergovernmental Agreement with the Georgia Forestry Commission over the barn. He added the Department now seeks Board approval to authorize the State Properties Commission to seek an executive order to convey the barn and up to 30± acres of the Oconee WMA to the GFC.

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

A motion was made by Mr. Shailendra, seconded by Mr. Evans and carried unanimously that the Committee recommend that the Board adopt the Resolution authorizing the Commissioner to seek State Properties Commission approval for the disposition (conveyance) of up to 30± acres of real property to the Georgia Forestry Commission, Oconee Wildlife Management Area, Wooten Tract Barn Area, Greene County, as presented.

There being no further business, the meeting was adjourned.