

Minutes

Land Committee

2 Martin Luther King, Jr. Drive, S.E.
Suite 1252 East Tower
Atlanta, GA 30334

April 27, 2016

Attending:

Committee Members

Paul Shailendra, Chairman
Dwight Davis, Vice Chairman
Dwight Evans
Ray Lambert, Jr.
Rob Leebern
Mark Mobley
Mike Phelps
William Bagwell, Board Chair, ex-officio

Board Members

Duncan Johnson, Jr.
Aaron McWhorter
Matt Sawhill
Bodine Sinyard
Brother Stewart
Philip Watt
Philip Wilheit
Dee Yancey (via conference call)

Guests

Andrew Schock, The Conservation Fund
Bryan Tolar, Georgia Agribusiness Council
Jonathan Harding, Georgia Agribusiness Council
Chris Manganiello, Georgia River Network
Ronny Just, Georgia Power
Fuller Callaway, Georgia Environmental Finance Authority
Doug Fulle, Oglethorpe Power Corporation
Debbie Phillips, Georgia Industry Environmental Coalition
John Eberhart, Georgia Earth Alliance
Chris Wells, Governor's Office of Planning and Budget
Alex Bradford, Georgia Farm Bureau

Staff Members

Mark Williams
Kyle Pearson
Wes Robinson
Cathy Barnette
Amber Carter
Melanie Johnson
Dave Crass
Stephanie Cherry-Farmer
Dan Forster
Becky Kelley
Steve Friedman
Jeff Weaver
Doc Watson
Spud Woodward
Terry West
Artica Gaston
Jud Turner
Mary Walker
Chuck Mueller
Doralyn Kirkland
Karen Hays
Erin Ruoff
Mark Walker

The April 27, 2016 meeting of the Land Committee was called to order by William Bagwell, Chairman of the Board of Natural Resources.

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

Mr. Friedman stated that the first project is to enter into a 25 year lease with the U.S. Army Corps of Engineers over 664± acres at Lake Seminole State Park in Seminole County. He further stated that this is a renewal; the original lease was signed in September of 1965 and expired last year. He added that the new lease will begin retroactive to July 1, 2015 and will continue until June 30, 2040.

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. Mobley and carried unanimously that the Committee recommend that the Board adopt the Resolution to authorize the Commissioner to seek State Properties approval to enter into a 25 year lease agreement for 664± acres with the U.S. Army Corps of Engineers, Lake Seminole State Park, Seminole County, as presented.

Mr. Friedman stated that the next project is the acquisition of 6,869± acres for the Lentile Tract in Irwin County. He further stated that the Lentile Tract has the second highest gopher tortoise population in Georgia on private land. He added that the Lentile Tract also has a population of eastern indigo snakes which are currently federally listed as threatened.

Mr. Friedman stated that the Lentile Tract will also be an exceptional recreational tract for hunting, fishing, hiking, and observing nature. He further stated that the purchase price is \$15,032,563.50, which is below the price of our two appraisals. He added that the source of funds for this comes from state, federal, and private funds.

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

Mr. Watt asked why the operational budget was significantly larger for the first year than for subsequent years.

Mr. Friedman stated that most of that money will go toward road work to get the property ready.

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 acquire 6,869± acres from the Pasture LLC and South Construction Company, Lentile Tract, Irwin County, as presented.

Commissioner Williams thanked Mr. Friedman for his effort in securing this acquisition.

Mr. Friedman stated that the next project is the proposed purchase of Phase 1 of the Sansavilla Tract in Wayne County. He further stated that Sansavilla is approximately 19,500± acres and the plan is to acquire this in three phases. He added that The Conservation Fund purchased the property in 2014 and now leases 16,379± acres to the Department of Natural Resources.

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

A motion was made by Mr. Davis, 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 3,012± acres from The Nature Conservancy, Sansavilla Tract, Wayne County, as presented.

Mr. Friedman stated that the next project is the BBT Tract which would be in addition to the Altamaha Wildlife Management Area in McIntosh County. He further stated that this tract is 792± acres and will serve as an excellent recreational tract based on its location. He added that it has flood plain forests and longleaf pine uplands that support gopher tortoise population.

Mr. Friedman stated that the State will purchase the Tract for \$1,166,316.16 subject to a restrictive easement held by the U.S. Navy. He further stated that the Navy already closed on their easement thus lowering our purchase price by \$700,000. He added that funds for our acquisition will come from federal and State sources.

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

A motion was made by Mr. Mobley, 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 792± acres from The Nature Conservancy, BBT Tract, Altamaha Wildlife Management Area, McIntosh County, as presented.

Mr. Friedman stated that the next project is the Tidwell Tract which would be in addition to the Paulding Forest Wildlife Management Area in Polk County. He further stated that this addition will improve our boundary for management and add recreation land to one of the more popular WMAs. He added that the Tidwell Tract is 80± acres and the purchase price is \$200,000, which falls below the appraised value range.

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

A motion was made by Mr. Shailendra, seconded by Mr. Mobley 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 80± acres from Don Tidwell and Sheila Tidwell, Tidwell Tract, Paulding Forest Wildlife Management Area, Polk County, as presented.

Mr. Friedman stated that the last project is requesting approval to grant Greystone Power Corporation a Revocable License Agreement and Permanent Easement for 0.05± acres to install and maintain electrical equipment at Sweetwater Creek State Park in Douglas County. He further stated that the Park Manager's house was destroyed by fire in August of 2014 and when it was rebuilt, the orientation of the house was changed which now requires a new property easement. He added that this property easement is heritage preserved designated but we feel that the Park Manager's house is an acceptable use.

Mr. Friedman stated he would request the Committee recommend that the Board approve Item F 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 to authorize the Commissioner to seek State Properties Commission and Georgia Assembly approval to grant a Revocable License Agreement and Permanent Easement of 0.05± acres to Greystone Power Corporation, Sweetwater Creek State Park, Douglas County, as presented.

There being no further business, the meeting was adjourned.