

Minutes

Land Committee

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

September 28, 2016

Attending:

Committee Members

Dwight Davis, Vice Chairman
Dwight Evans
Bill Jones
Ray Lambert, Jr. (via conference call)
Mark Mobley
Mike Phelps
William Bagwell, Board Chair, ex-officio

Board Members

Nancy Addison
Duncan Johnson, Jr.
Aaron McWhorter
Matt Sawhill
Bodine Sinyard
Brother Stewart
Miki Thomaston
Philip Watt
Philip Wilheit
Dee Yancey

Guests

Andrew Schock, The Conservation Fund
Bryan Tolar, Georgia Agribusiness Council
Bill Hodges, Hodges, Harbin, Newberry & Tribble
Adam Dye, Georgia Department of Agriculture
Ronny Just, Georgia Power
Mary Kay Woodworth, Georgia Urban Agriculture Council
Lewis Massey, Massey, Watson & Hembree
Alex Bradford, Georgia Farm Bureau

Staff Members

Mark Williams
Walter Rabon
Terry West
Kyle Pearson
Melanie Johnson
Wes Robinson
Cathy Barnette
Amber Carter
Dave Crass
Steve Friedman
Rusty Garrison
Col. Eddie Henderson
Becky Kelley
John Martin
Doug Haymans
Jon Ambrose
Karl Burgess
Cpl. Bobby White
RFC Patrick Gibbs
Maj. Stephen Adams
Maj. Thomas Barnard
Mark Walker
Richard Dunn
Lauren Curry
Jeff Cown
Karen Hays
Doralyn Kirkland
Chuck Mueller

The September 28, 2016 meeting of the Land Committee was called to order by William Bagwell, Chairman of the Board of Natural Resources.

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

Mr. Friedman stated the first two items will be presented together and one motion will be requested. He further stated that Items A and B are proposals to extend two boat ramp leases along the St. Mary's River with Charlton County. He added that these are no-cost leases for 25 years.

Mr. Friedman stated that the Item A is a 3± acres tract; the Traders Hill Boat Ramp on the St. Mary's River. He further stated that Item B is a 3± acres tract; the Highway 94 Boat Ramp on the St. Mary's River.

Mr. Friedman stated he would request the Committee recommend that the Board approve the items 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 Commission approval to enter into a lease with Charlton County for the Traders Hill Boat Ramp on the St. Mary's River, 3± acres, Charlton County, as presented; the Resolution to authorize the Commissioner to seek State Properties Commission approval to enter into a lease with Charlton County for the Highway 94 Boat Ramp on the St. Mary's River, 3± acres, Charlton County, as presented.

Mr. Friedman stated that Item C seeks approval to enter into a 50 year lease with the Army Corps of Engineers for the 141± acres Hart State Park in Hart County. He further stated that in 2013 the Board approved renewing the lease for 10 years and at the time it was understood that he would come back to recommend the City of Hartwell be able to sublease the park. He added that the City is now ready to do so and they are proposing to make \$2-3 million worth of improvements to the park.

Mr. Friedman stated that the proposal is to extend the lease for 50 years, then the Department will either sublease directly to the City of Hartwell or with the North Georgia Mountains Authority who will then sub-sublease to the City. He further stated that he would request the Committee recommend that the Board approve the items as presented.

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 Properties Commission approval to enter into a 50 year lease agreement with the U.S. Army Corps of Engineers and to enter into a sublease with the City of Hartwell or with the North Georgia Mountains Authority who will then sub-sublease to the City, 141± acres, Hart County, as presented.

Mr. Stewart asked how much bond debt is on the property.

Mr. Friedman stated that it is less than \$40,000 and that the City of Hartwell is prepared to take that over.

Mr. Friedman stated that Item D is seeking approval to grant the Georgia Power Company a removable license agreement and permanent easement of 1± acres at Sprewell Bluff Wildlife Management Area in Upson County.

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

A motion was made by Mr. Mobley, 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 and General Assembly approval to grant a Revocable License Agreement and Permanent Easement of 1± acres to Georgia Power, Sprewell Bluff Wildlife Management Area, Upson County, as presented.

Mr. Friedman stated that Item E is a recommendation to demolish an old school building compound at the A.H. Stephens State Park in Taliaferro County. He further stated that this portion of the park was donated to the Department in 2002 from the County School System. He added that these buildings were constructed in the 1960s and have severely deteriorated to a point that they are no longer restorable.

Mr. Friedman stated that since they are larger than 2,000 square feet they require an executive order to remove. He further stated that HPD has determined that removing the buildings would have an impact on the Georgia National Register of Historic Places, but HPD recommended that they could be demolished after proper mitigation and that mitigation is taking place at this time.

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

A motion was made by Mr. Davis, 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 demolish an old school at A. H. Stephens State Park via Executive Order, Taliaferro County, as presented.

There being no further business, the meeting was adjourned.