

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

December 6, 2011

Attending:

Committee Members

Loyce Turner, Chairman
Bill Carruth, Vice Chairman
Warren Budd
Walter Hudson
Duncan Johnson
Rob Leebern
Earl Barrs, Board Chairman, ex-officio

Board Members

Dennis Billew
Mabel Jenkins
Phyllis Johnson
Ray Lambert
Mark Smith
Jim Walters
Philip Wilheit, Jr.
Steven Woodruff

Visitors

State Senator Donzella James, District 35
Debra Jones-Bazemore, Senator Donzella James' Assistant
Pamela Flores, Raccoon Hogg Community Development Corporation
Al Bartell, Raccoon Hogg Community Development Corporation
Alex Henderson, Raccoon Hogg Community Development Corporation
Diana Wedincamp, Ogeechee RiverKeeper
Emily Markesteyn, Ogeechee RiverKeeper
Bill Hunter, Ogeechee River Property Owner
Mr. & Mrs. Joe Hunter, Ogeechee River Property Owner
Mr. Shuman, Ogeechee River Property Owner
Gordon Rogers, Flint RiverKeeper
April Ingle, Georgia River Network
Monte Simpson, Weyerhauser
Jeannine Haynes, Georgia Transmission Corporation
Clayton Doherty, Georgia Transmission Corporation
Karl Ledford, Georgia Transmission Corporation

Staff Members

Mark Williams
Todd Holbrook
Homer Bryson
Spud Woodward
Dan Forster
Becky Kelley
Dave Crass
Steve Friedman
Emily Hitchcock
Kyle Pearson
Mike Harris
Doralyn Kirkland
Jeff Weaver
John Jensen
Eddie Henderson
Steven Adams
Mark Whitney
Ben Stowers
Cathy Barnette
Mary Ann Evans
Hellen Harris

Minutes – Land Acquisition Committee

December 6, 2011

Page 2

Walter Jones, Morris News Service

John Eberhart, Georgia Earth Alliance

Phil Zinsmeister, Sierra Club

Ronny Just, Georgia Power

Bryan Tolar, Georgia Agribusiness Council

Katie Kirkpatrick, Metro Atlanta Chamber of Commerce

Debbie Phillips, Georgia Industry Environmental Coalition

David Pendered, Saporta Report.com

Lydia Swain, All Justices Concur.net

Doug Fulle, Oglethorpe Power

Glenn Dowling, National Wildlife Federation

The December 6, 2011 meeting of the Land Acquisition Committee was called to order by Board Chairman, Earl Barrs. Chairman Barrs called on Loyce Turner, Chairman of the Land Acquisition Committee.

Dr. Turner called on Steve Friedman, Chief of Real Estate, for presentation of eight items for consideration.

Mr. Friedman stated that the first item for consideration was acquisition (purchase) of up 1,050 acres of real property, Sheffield Wildlife Management Area (WMA), Howell Tract, Paulding County. He further stated that this acquisition will add public access for hunting, fishing, camping and other outdoor recreational activities at the Sheffield WMA, as well as to protect Raccoon Creek, a pristine stream in the lower Etowah River, important for numerous rare fish. He added that Sheffield WMA is adjacent to Paulding Forest WMA, two of the most popular WMA's in Georgia.

Mr. Friedman stated that he would like to request the Committee's recommendation for the acquisition as presented.

A motion was made by Mr. Carruth, seconded by Mr. Hudson 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 of up to 1,050 acres of real property, Sheffield Wildlife Management Area, Howell Tract, Paulding County. (Resolution attached hereto and made a part hereof.

Mr. Friedman stated that the next item for consideration was donation of a restrictive easement over the 528± acres Echeconnee Creek Natural Area, Bibb & Houston Counties, to the Central Georgia Joint Development Authority (Authority), on behalf of Warner Robins Air Force Base. He further stated that the Authority contacted the Department of Natural Resources (DNR) on behalf of Warner Robins Air Force Base (Base) in December 2010 to request the donation of a restrictive easement to provide a buffer to the Base and create a match for funding the Authority is seeking to buffer the Base. He added that the Base is one of the most important economic contributors to this region of the State.

Mr. Friedman stated that because the runway is located on the northern end of the Base, the safety and noise zones extend outside the Base boundary. He further stated that to assure the long term viability of the Base, the Authority is working to protect these zones from incompatible uses and assure the Base will survive future Base Realignment and Closure (BRAC) initiatives.

Mr. Friedman stated that he would like to request the Committee's recommendation of the proposal as presented.

A motion was made by Mr. Carruth, seconded by Mr. Leebern and carried unanimously that the Committee recommends that the Board adopt the Resolution to authorize the Commissioner to seek State Properties Commission and General Assembly approval for donation of a restrictive easement over 528± acres of state property to the Central Georgia Joint Development Authority, on behalf of Warner Robins Air Force Base, Echeconnee Creek Natural Area, Bibb & Houston Counties. (Resolution attached hereto and made a part hereof)

Mr. Friedman stated that the next item for consideration was the granting of a revocable license and a permanent easement by the State Properties Commission and the General Assembly to Jackson Electric Membership Corporation (EMC) for the purpose of installing, maintaining and operating overhead utility lines providing power to Chattahoochee River, Don Carter State Park, Hall County. He further stated that the power lines will be above and below ground. He added that construction of Don Carter State Park will begin in January 2012 and that Jackson EMC has agreed to install the power lines to service the park. He further added that no adverse impact of any interest of DNR.

Mr. Friedman stated that he would like to request the Committee's recommendation of the proposal as presented.

A motion was made by Mr. Carruth, seconded by Mr. Hudson and carried unanimously that the Committee recommends that the Board adopt the Resolution to authorize the Commissioner to seek State Properties Commission and General Assembly approval to grant a revocable license and permanent easement to Jackson Electric Membership Corporation for the purpose of installing, maintaining and operating overhead utility lines providing power to Chattahoochee River, Don Carter State Park, Hall County. (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 covering 0.407± of an acre of real property by the State Properties Commission and the General Assembly to Hall County for the purpose of constructing, maintaining and operating roads and acquisition of 0.80± of an acre of real property via quit claim deed from Hall County, Chattahoochee River, Don Carter State Park.

Mr. Friedman stated that Hall County has agreed to construct and maintain county roads that will allow for public access into the park and have requested a revocable license and permanent easement covering three parcels. He further stated that each road will be off North Browning Bridge Road, which is also maintained by the County. He added that the first easement will consist of 0.12 of an acre, the second 0.28 of an acre, and the third 0.007 of an acre.

Mr. Friedman stated that the County has also agreed to quit claim their existing easement consisting of 0.80 of an acre back to the State, since this easement is no longer needed. He further stated that no adverse impact of any interest of DNR has been identified.

Mr. Friedman stated that he would like to request the Committee's recommendation of the proposal as presented.

A motion was made by Mr. Carruth, 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 and General Assembly approval to grant a revocable license and permanent easement to Hall County covering 0.407± of an acre of real property for the purpose of constructing, maintaining and operating county roads and accept via quit claim deed from Hall County acquisition of 0.80± of an acre of real property, Chattahoochee River, Don Carter State Park, Hall County. (Resolution attached hereto and made a part hereof)

Mr. Friedman stated that the next item for consideration was recommendation to support the Change of Use of 17.22± acres of a Heritage Preserve Dedicated Area, Richmond Hill WMA, Bryan County. He further stated that the Board had been briefed in August on this requested petition and a public hearing had been held in October at the Richmond Hill City Center in Bryan County. He added that a change of use will permit the Georgia Transmission Corporation and the Coastal Electric Membership Corporation to acquire revocable licenses and a permanent easement for the construction, operation and maintenance of the Burnt Church Tradeport Industrial Park.

Mr. Friedman stated that he would like to request the Committee's recommendation of the proposal as presented.

A motion was made by Mr. Carruth, seconded by Mr. Leebern and carried unanimously that the Committee recommends that the Board adopt the Resolution to authorize the Commissioner to seek General Assembly approval to grant the Change of Use of 17.22± acres of State Heritage Preserve property located within Richmond Hill Wildlife Management Area, Bryan County. (Resolution attached hereto and made a part hereof)

Mr. Friedman stated that the next item for consideration was for a recommendation to grant a revocable license and a permanent easement over 45.88± acres by the Coastal Resources Division (CRD), the State Properties Commission, and the General Assembly to Georgia Transmission and Coastal Electric Membership Corporation (collectively called "Cooperative") for the construction, operation and maintenance of electrical power lines over certain State marshland and a portion of the Richmond Hill WMA, in Liberty & Bryan Counties.

Mr. Friedman stated that the Cooperative submitted its plan to construct a power line along the I-95 corridor. He further stated that Georgia Transmission builds the infrastructure that gets the power from the substations to Coastal Electric Membership Corporation who delivers the power to the homes, businesses, and farms that it serves. He added that in order for Coastal EMC to continue to provide reliable service in this area, this infrastructure expansion is necessary.

Mr. Friedman stated that the Cooperative's request is contingent upon the General Assembly granting the petition for a Change of Use of 17.22± acres of the Heritage Preserve dedicated area known as the Richmond Hill WMA located in Bryan County, which is a portion of the subject request for revocable licenses and an easement.

Mr. Friedman stated that he would like to request the Committee's recommendation of the proposal as presented.

A motion was made by Mr. Carruth, seconded by Mr. Hudson and carried unanimously that the Committee recommends that the Board adopt the Resolution to authorize the Commissioner to seek State Properties Commission and General Assembly approval to grant Georgia Transmission Corporation and Coastal Electric Membership Corporation revocable licenses and a permanent easement over 45.88± acres of State property for the purpose of construction, operation and maintenance of electrical

power lines over certain State marshland and a portion of the Richmond Hill Wildlife Management Area, in Liberty & Bryan Counties. (Resolution attached hereto and made a part hereof)

Mr. Friedman stated that the next item for consideration was a recommendation to support the Change of Use of 0.41± of an acre of a Heritage Preserve Dedicated Area, at High Falls State Park, Butts County. He further stated that the Board was briefed in August on the petition for Change of Use of the affected portion of High Falls State Park, and that a public hearing was held on November 1, 2011 at the Group Shelter at Indian Springs State Park, Butts County.

Mr. Friedman stated that the change of use will permit the Georgia Department of Transportation (GDOT) to acquire a permanent right-of-way easement over 0.13± acres and a revocable easement over 0.27± of an acre at High Falls State Park for the purpose of widening the existing State Route 36 Bridge with a new bridge on the same alignment.

Mr. Friedman stated that he would like to request the Committee's recommendation of the proposal as presented.

A motion was made by Mr. Carruth, seconded by Mr. Hudson and carried unanimously that the Committee recommends that the Board adopt the Resolution to authorize the Commissioner to seek General Assembly approval to grant the Change of Use over 0.41± of an acre of State Heritage Preserve property located at High Falls State Park, Butts County. (Resolution attached hereto and made a part hereof)

Mr. Friedman stated that the final item for consideration was granting of a revocable license and permanent easement over 0.41± of an acre by the State Properties Commission and the General Assembly to GDOT for the replacement of the exiting State Route 36 Bridge over Towaliga River at High Falls State Park, Butts County. He further stated that GDOT in coordination with the Federal Highway Administration initiated a project to replace the bridge to provide for the safety of those that use State Route 36. He added that the easement is contingent upon the General Assembly approving the Change of Use and that no adverse impact of any interest of DNR has been identified.

Mr. Friedman stated that he would like to request the Committee's recommendation of the proposal as presented.

A motion was made by Mr. Carruth, seconded by Mr. Hudson and carried unanimously that the Committee recommends that the Board adopt the Resolution to authorize the Commissioner to seek State Properties Commission and General Assembly approval to grant the Georgia Department of Transportation a revocable license and permanent easement over 0.41± of an acre of State property for the purpose of replacing the existing State Route 36 Bridge over Towaliga River at High Falls State Park, Butts County. (Resolution attached hereto and made a part hereof)

There being no further business, the meeting was adjourned.