

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

December 1, 2009

Attending:

Committee Members

Warren Budd, Chairman
Earl Barrs
Dennis Billew
Gene Bishop
Dwight Davis
Walter Hudson
Loyce Turner
Philip Watt
Tom Wheeler
Bill Carruth, Board Chairman, ex-officio

Board Members

Bill Archer
Jenny Lynn Bradley
Joe Hatfield
Mabel Jenkins
Phyllis Johnson
Ray Lambert
Jim Tysinger
Jim Walters

Visitors

Reginald Brown, University of Georgia
Andrew Schock, The Conservation Fund
Andy Fleming, Friends of Georgia State Parks
Tommy Fleming, Friends of Georgia State Parks
Debbie Phillips, Georgia Industry Environmental Coalition
Greg Jones, Georgia Industry Environmental Coalition
Jim Stokes, Sustainable Solutions of Georgia
Phil Zinsmeister, Sierra Club

Staff Members

Chris Clark
Allen Barnes
Paul Burkhalter
Todd Holbrook
Spud Woodward
Dan Forster
Becky Kelley
Marlin Gottschalk
Dave Crass
Steve Friedman
Terry West
Jim Ussery
Doralyn Kirkland
Emily Hitchcock
Lauren Curry
Mike Spencer
Megan Gray
Walter Rabon
Becky Marshall
Wally Woods
Doug Haymans
Paul Meders
Connie Buck
Jeff Weaver
Paul Nelson
Homer Bryson
Mary Ann Evans
Hellen Harris

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Bryan Tolar, Georgia Agribusiness Council

Thomas Farmer, The Nature Conservancy

Shana Udvardy, Georgia Conservancy

Will Wingate, Georgia Conservancy

Lindsay Averett, Oglethorpe Power

Bettie Sleeth, Home Builders Association of Georgia

Ronny Just, Georgia Power

Gary Black, Georgia Agribusiness Council

The December 1, 2009 meeting of the Land Acquisition Committee was called to order by Board Chairman Bill Carruth. Chairman Carruth called on Warren Budd, Chairman of the Land Acquisition Committee.

Mr. Budd called on Steve Friedman, Chief of Real Estate, for presentation of four land acquisition items.

Mr. Friedman stated that the first two items for consideration would be the granting of a one-year rental agreement by the State Properties Commission to provide housing to a tenant in exchange for custodial/law enforcement patrols at Sprewell Bluff State Park and Natural Area, Upson, Meriwether and Talbot Counties, and at Crockford Pigeon Mountain Wildlife Management Area (WMA). He further stated that due to budget reductions, neither Sprewell Bluff State Park nor Crockford Pigeon Mountain WMA currently has 24-hour enforcement. He added that the Department of Natural Resources (DNR) will provide both tenants with housing at the manager's residence at a rate of \$250.00 per year, plus utilities, in exchange for providing on-site security and routine patrols at both sites.

Mr. Friedman stated that the rental agreement will be for one year and can be renewed twice for a total of three years. He further stated that the presence of enforcement will be a deterrent to inappropriate and/or illegal activity in the park and WMA. He further added that this option will also reduce the workload of the DNR associates that currently work at these sites.

Mr. Friedman stated that both tenants will be identified by DNR and approved by the State Properties Commission's staff. He further stated that the tenants will be responsible for completing a minimum of 10 patrols per week of the public access parking area and picnic area. He added that the tenants will also need to monitor road conditions, the main gate and all State buildings. He further added that the tenants will provide a weekly report of all activity to the Regional Office.

Discussion ensued.

A motion was made by Mr. Wheeler, seconded by Mr. Bishop and carried unanimously that the Committee recommends that the Board adopt the Resolution to authorize the Commissioner to seek State Properties Commission approval to provide housing to a tenant in exchange for custodial/law enforcement patrols at Sprewell Bluff State Park and Natural Area, Upson, Meriwether and Talbot Counties. (Resolution attached hereto and made a part hereof)

A motion was made by Mr. Wheeler, seconded by Mr. Bishop and carried unanimously that the Committee recommends that the Board adopt the Resolution to authorize the Commissioner to seek State Properties Commission approval to provide housing to a tenant in exchange for custodial/law enforcement patrols at Crockford

Pigeon Mountain Wildlife Management Area, Walker County. (Resolution attached hereto and made a part hereof)

Mr. Friedman stated that the next item for consideration is the granting of a one-year lease agreement with the option to renew two times by the State Properties Commission and a long-term lease by the General Assembly to the City of Fargo for use of the Administration Building, Stephen C. Foster State Park, Clinch County. He further stated that the rate of this lease is \$250.00 per year. He added that he recommends that DNR seek General Assembly approval to grant the City a five-year long-term lease with five options to renew if mutually agreed to by both parties for a total of 30 years.

Mr. Friedman stated that in lieu of monetary consideration for the long-term lease, the City proposes making improvements to the laundry facility located at Stephen C. Foster State Park and providing water to the manager's residence and the host campsite at no cost to DNR. He further stated that the City and DNR will jointly determine the scope of the improvements to the laundry facility and the targeted completion date.

Discussion ensued.

A motion was made by Mr. Wheeler, seconded by Mr. Bishop and carried unanimously that the Committee recommends that the Board adopt the Resolution to authorize the Commissioner to seek State Properties Commission approval to enter into a one-year lease agreement with the option to renew two times, and approval by the General Assembly to enter into a long-term lease agreement with the City of Fargo for use of the Administration Building, Stephen C. Foster State Park, Clinch County. (Resolution attached hereto and made a part hereof)

Mr. Friedman stated that the final item for consideration was the acquisition (purchase) of 63± acres of real property, Panola Mountain State Conservation Park, McBride tract, Rockdale County. He further stated that this acquisition will become part of the 1,300-acre Panola Mountain State Conservation Park. He added that the park was developed to provide recreation opportunities and protect the rare plants and animals associated with the high quality granite outcrops found within the park.

Mr. Friedman stated that this acquisition is an important edge holding that will allow the Arabia Mountain Multi-Use Trail to connect to a trail system in Rockdale County, and will eventually extend down to the Monastery of the Holy Spirit. He further stated that the PATH Foundation has agreed to construct the path extension. He added that this tract will become a major trail head to the park. (PowerPoint attached hereto and made a part hereof.

Discussion ensued.

A motion was made by Mr. Wheeler, seconded by Mr. Hudson and carried with one dissenting vote from Mr. Davis that the Committee recommends that the Board adopt the Resolution to authorize the Commissioner to seek State Properties Commission approval for acquisition (purchase) of 63± acres of real property, Panola Mountain State Conservation Park, McBride tract, Rockdale County. (Resolution attached hereto and made a part hereof)

There being no further business, the meeting was adjourned.