

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

March 23, 2010

Attending:

Committee Members

Tom Wheeler, Chairman
Earl Barrs
Dennis Billew
Warren Budd
Bill Carruth
Dwight Davis
Joe Hatfield
Walter Hudson
Jenny Lynn Bradley, Board Chairman, ex-officio

Board Members

Bill Archer
Gene Bishop
Mabel Jenkins
Phyllis Johnson
Ray Lambert
Loyce Turner
Jim Walters
Steven Woodruff

Visitors

Dr. Mark Risse, Driftmier Engineering Center, UGA
Bryan Tolar, Georgia Agribusiness Council
Andrew Schock, The Conservation Fund
Thomas Farmer, The Nature Conservancy
Katie Kirkpatrick, Metro Atlanta Chamber of Commerce
Mike Giles, Georgia Poultry Federation
Debbie Phillips, Georgia Industry Environmental Coalition
Bettie Sleeth, Homebuilders Association of Georgia
Helen Tapp, Trust for Public Land

Staff Members

Chris Clark
Allen Barnes
Paul Burkhalter
Todd Holbrook
Spud Woodward
Dave Crass
Marlin Gottschalk
Terry West
Paul Nelson
Jim Ussery
Doralyn Kirkland
Linda MacGregor
Thomas Barnard
John Bowers
Steve Friedman
Emily Hitchcock
Lauren Curry
Homer Bryson
Tami Morris
Mark Whitney
Connie Buck
Mike England
Jeff Weaver
Mary Ann Evans
Hellen Harris

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Mark Dickerson, Mountain Conservation Trust

Jim Kidd, Trout Unlimited

Abit Massey, Georgia Poultry Federation

Will Wingate, Georgia Conservancy

The March 23, 2010 meeting of the Land Acquisition Committee was called to order by Board Chairman Jenny Lynn Bradley. Chairman Bradley called on Tom Wheeler, Chairman of the Land Acquisition Committee.

Chairman Wheeler called on Steve Friedman, Chief of Real Estate, for presentation of five action items.

Mr. Friedman stated that the first item for consideration was acquisition (purchase) of 26.65± acres of real property, Anne Vail et al tract (via Hall County), Chattahoochee River, Don Carter State Park, Hall County. He further stated that in September 2009 Anne S. Vail and William Giordano, Jr. approached the Department of Natural Resources (DNR) regarding the sale of the above-mentioned property, which is an in-holding within Don Carter State Park. He added that bonds were recently sold to develop the park, but this acquisition will allow DNR to redesign the park layout, which will decrease the amount of land disturbed and lower the infrastructure costs by an estimated \$1.8 M and make the park a significantly better recreation experience for visitors.

Mr. Friedman stated that Hall County has agreed to acquire the property from the landowner at the purchase price of \$2,536,500 and sell the property to DNR for \$2,265,000. He further stated that the County has also agreed to contribute \$465,000 of in-kind services for paving.

Mr. Friedman stated that he would like to request that the Committee recommend to the Board adoption of the Resolution regarding this property.

Discussion ensued with comments from Commissioner Clark.

A motion was made by Mr. Billew, seconded by Mr. Carruth and carried unanimously that the Committee recommends that the Board adopt the Resolution to authorize the Commissioner to seek State Properties Commission approval for acquisition (purchase) of 26.65± acres of real property, Anne Vail et al tract (via Hall County), 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 acquisition (donation) of 1.56± acres of real property, Wildwood tract via The Trust for Public Land (TPL), Chattahoochee River Regional Park, Habersham and White Counties. He further stated that TPL will purchase the Wildwood tract for \$300,000 from Wildwood Outfitters and then donate the property to the State to ensure its protection. He added that the property consists of 1.28± acres located in White County and 0.28± acre located in Habersham County.

Mr. Friedman stated that the tract has been used as a commercial launching site for kayaking, rafting and canoeing for the past 20 years. He further stated that acquisition of this tract would protect the public's ability to access the river. He added that DNR would like to make some improvements to the property and would use Federal Boat Ramp Funds. He further added that the estimated cost of the improvements is \$73,500.

Mr. Friedman stated that he would like to request that the Committee recommend to the Board adoption of the Resolution regarding this property.

A motion was made by Mr. Billew, seconded by Mr. Hatfield and carried unanimously that the Committee recommends that the Board adopt the Resolution to authorize the Commissioner to seek State Properties Commission approval for acquisition (donation) of 1.56± acres of real property, Wildwood tract via The Trust for Public Land (TPL), Chattahoochee River Regional Park, Habersham and White Counties. (Resolution attached hereto and made a part hereof)

Mr. Friedman stated that the next item for consideration was acquisition (purchase) of 469± acres of real property, Dawson Forest Wildlife Management Area (WMA), Forestar tract via The Nature Conservancy (TNC), Dawson County. He further stated that at the request of DNR, TNC acquired this in-holding from Forestar in December 2008 and has now agreed to sell it to DNR at a significantly discounted price. He added that for over 15 years, the State attempted to acquire this tract from Temple Inland (now Forestar) as an important link within the Dawson Forest WMA.

Mr. Friedman stated that Dawson Forest is one of the most popular public recreation tracts DNR manages in Georgia and that visitors come from all over the southeast to hike, canoe, hunt, camp, picnic and fish. He further stated that this piece protects both sides of over two miles of the Amicalola Creek and its tributaries. He added that Amicalola is a Priority 1 Watershed for protection within the Etowah Rier basin as determined by the U. S. Fish and Wildlife Service (USFWS) and the University of Georgia. He further added that Amicalola Creek is one of five major population areas critical to the survival of the federally-endangered Etowah darter.

Mr. Friedman stated that the cost of the acquisition is \$5,397,158. He further stated that TNC would contribute \$2M in cash and other funding sources include a USFWS grant of \$1M, the Robert W. Woodruff Foundation's grant of \$667,973, the Dobbs Foundation's grant of \$200,000, the Mountain Conservation Trust grant of \$150,000, the Lyndhurst Foundation grant of \$100,000 and a private donation of \$45,000. He added that Trout Unlimited contributed \$20,000 directly to TNC. He further added that this totals over \$4M in outside funding is being applied to the proposed purchase.

Mr. Friedman stated that that State's source of funds include DNR Bond #21 (\$497,305), the Wildlife Endowment Fund (\$386,880), and the Georgia Land Conservation Program (\$200,000), totaling \$1,084,185.

Mr. Friedman stated that he would like to request that the Committee recommend to the Board adoption of the Resolution regarding this property.

Mr. Wheeler called on Jim Kidd, Trout Unlimited (TU), for comments. Mr. Kidd stated that TU has 3,400 members scattered about the State and a portion of its mission is to protect and conserve cold water habitat. He further stated that TU does not normally get involved with funding land acquisitions, but when the opportunity to help with the purchase of the Amicalola tract presented itself, the Georgia Council quickly realized that this was a project in which the organization should become involved. (Copy of Mr. Kidd's entire comments are attached hereto and made a part hereof)

Mr. Wheeler called on Mark Dickerson, Mountain Conservation Trust (MCT), for comments. Mr. Dickerson stated that MCT is a small land trust located in Jasper, Georgia. He further stated that MCT is normally not involved in land acquisitions on behalf of state agencies, but that their Board looked at the situation and felt that since the property connected two very large very important tracts, it was imperative that they be involved. He added that \$150,000 was an enormous amount of money for their group to donate, but that they felt so strongly about this acquisition that they were willing to make this contribution.

Discussion ensued.

A motion was made by Mr. Billew, seconded by Mr. Carruth and carried unanimously that the Committee recommends that the Board adopt the Resolution to authorize the Commissioner to seek State Properties Commission approval for acquisition (purchase) of 469± acres of real property, Dawson Forest Wildlife Management Area (WMA), Forestar tract via The Nature Conservancy (TNC), Dawson County. (Resolution attached hereto and made a part hereof)

Mr. Friedman stated that the next item for consideration is revocation of a revocable license granted to Scofield Timber Company, Inc., by the State Properties Commission for use of a road located on 2.1± acres at Sheffield Wildlife Management Area (WMA), Paulding County. He further stated that in June 2009, Scofield Timber Company, Inc. requested that the State of Georgia grant a revocable license to use a road located on 2.1± acres at Sheffield WMA to be used to access and cut timber from the property of Mr. Ronald S. Collum. He added that the State Properties Commission (SPC) issued Scofield Timber a three year revocable license on April 13, 2009, granting them use of the road.

Mr. Friedman stated that in September 2009 it was discovered that Scofield Timber had taken the liberty of using a road that was not included in the revocable license granted by the SPC. He further stated that DNR immediately notified Scofield Timber and insisted that they stop using the unauthorized road. He added that DNR agreed to delay the revocation of the license for 45 days and that within that time frame Scofield was to complete their timber harvest from the Collum property using the licensed road.

Mr. Friedman stated that DNR recommends that SPC revoke the revocable license issued to Scofield Timber for use of said road and that DNR will not seek any additional charges or penalties.

Mr. Friedman stated that he would like to request that the Committee recommend to the Board adoption of the Resolution regarding this property.

A motion was made by Mr. Billew, 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 revocation of a revocable license granted to Scofield Timber Company, Inc. by the State Properties Commission for use of a road located on 2.1± acres at Sheffield Wildlife Management Area (WMA), Paulding County. (Resolution attached hereto and made a part hereof)

Mr. Friedman stated that the last item for consideration was granting of a revocable license for temporary work areas on 0.13± acre to Chatham County by the State Properties Commission, Skidaway Road Drainage Improvement Project, Wormsloe State Historic Site, Chatham County. He further stated that the Coastal Marshlands Protection Committee (CMPC) issued a permit to Chatham County on December 18, 2009 under the Coastal Marshlands Protection Act (CMPA) in association with this project. He added that the project's design was coordinated with the Parks, Recreation & Historic Sites Division's (PRHSD) landscape architect and the site manager.

Mr. Friedman stated that he would like to request that the Committee recommend to the Board adoption of the Resolution regarding this property. (PowerPoint attached hereto and made a part hereof)

A motion was made by Mr. Billew, seconded by Mr. Barrs and carried unanimously that the Committee recommends that the Board adopt the Resolution to authorize the Commissioner to seek State Properties Committee approval to grant a revocable license for temporary work areas on 0.13± acre to Chatham County by the State Properties Commission, Skidaway Road Drainage Improvement Project, Wormsloe State Historic Site, Chatham County. (Resolution attached hereto and made a part hereof)

There being no further business, the meeting was adjourned.