

Minutes
Land Acquisition Committee
Thomas County Museum of History
725 N. Dawson Street
Thomasville, GA 31792

October 24, 2012

Attending:

Committee Members

Loyce Turner, Chairman
Dennis Billew
Joe Hatfield
Duncan Johnson
Mark Mobley
Steven Woodruff
Philip Watt, Board Chairman, ex-officio

Staff Members

Mark Williams
Jud Turner
Homer Bryson
Spud Woodward
Kyle Pearson
Lauren Curry
Steve Friedman
Mary Ann Evans
Cathy Barnette

Board Members

William Bagwell
Phyllis Johnson
Ray Lambert
Rob Leebern
Aaron McWhorter
Philip Wilheit, Jr.

Visitors

Ann Harrison, Executive Director, Thomas Co. Historical Society
Mark Woodall, Sierra Club
Larry Carver, Cataula Invent Disposal, LLC
Ronny Just, Georgia Power

The October 24, 2012 meeting of the Land Acquisition Committee was called to order by Board Chairman Philip Watt. Chairman Watt introduced Ann Harrison, Executive Director of the Thomas County Historical Society and thanked her for the gracious hospitality displayed to the Board during their visit to Thomasville.

Ms. Harrison welcomed the Board and gave a brief overview of the history of Thomas County and surrounding areas. She encouraged the Board to stay after the meeting and visit some of the historical sites.

Chairman Watt called on Loyce Turner, Chairman of the Land Acquisition Committee, who called on Steve Friedman, Chief of Real Estate, to present several items for action.

Mr. Friedman stated that the first item for consideration was the granting of a revocable license and permanent easement by the State Properties Commission to the Georgia Department of Transportation (GDOT) over 0.347± acres for the replacement and maintenance of the State Route 4 / U.S. 1 Bridge over the Altamaha River, Appling and Toombs County. He further stated that the replacement of this bridge will be done in stages with traffic being diverted to one side of the bridge while GDOT replaces the other side. He further added that this project will improve the safety of the bridge and traffic in the area.

Mr. Friedman stated that he would request the Committee recommend approval of the item as presented.

A motion was made by Mr. Woodruff, seconded by Mr. Hatfield and carried unanimously that the Committee recommends the Board adopt the Resolution to authorize the Commissioner to seek State Properties Commission approval to grant a revocable license and permanent easement by the State Properties Commission to the Georgia Department of Transportation over 0.347± acres for the replacement and maintenance of the State Route 4 / U.S. 1 Bridge over the Altamaha River, Appling and Toombs Counties, as presented. (Resolution attached hereto and made a part hereof)

Mr. Friedman stated that the next item for consideration was the renewal of License No. DACW21-1-12-2023 for recreational purposes (10-year license agreement), U. S. Department of Army Corps of Engineers (COE), on 11.19± acres of real property at Lake Hartwell Reservoir, Hart County. He further stated that the Department entered into a 25-year license agreement with the COE on September 1, 1987 for the purpose of leasing the above-mentioned 11.19± acres, and that the COE has offered to renew the license agreement for 10 years, for which the Department must pay a one-time \$1,000.00 administrative fee.

Mr. Friedman stated that a state-owned boat ramp, floating docks and residence where a law officer resides are all on this property.

Mr. Friedman stated that he would request the Committee recommend approval of the item as presented.

A motion was made by Mr. Woodruff, seconded by Mr. Billew and carried unanimously that the Committee recommends the Board adopt the Resolution to authorize the Commissioner to seek State Properties Commission approval to renew License No. DACW21-1-12-2023 for recreational purposes (10-year license agreement), U. S. Department of Army Corps of Engineers, on 11.19± acres of real property at Lake Hartwell Reservoir, Hart County, as presented. (Resolution attached hereto and made a part hereof)

Mr. Friedman stated that the next item for consideration was for approval to enter into a 25-year lease agreement with Pulaski County for 2.9± acres of real property at the Hawkinsville Landing Boat Ramp, Ocmulgee River, Pulaski County, for the purpose of constructing and operating a boat ramp on the Ocmulgee River. He further stated that this project will promote and enhance boating and fishing in this area and encourages a conservation ethic. He added that the funding will be comprised of 25% state funds and 75% federal funds, with the total cost of construction to be between \$120,000.00 and \$200,000.

Mr. Friedman stated that he would request the Committee recommend approval of the item as presented.

A motion was made by Mr. Woodruff, seconded by Mr. Billew and carried unanimously that the Committee recommends the Board adopt the Resolution to authorize the Commissioner to seek State Properties Commission approval to enter into a 25-year lease agreement with Pulsaki County for 2.9± acres of real property at the Hawkinsville Landing Boat Ramp, Ocmulgee River, Pulaski County, as presented. (Resolution attached hereto and made a part hereof)

Mr. Friedman stated that the next item for consideration was to grant a revocable license by the State Properties Commission to Hall County over 1.43± acres to proceed with the North Browning Bridge Road improvement program, Don Carter State Park, Hall County. He further stated that Hall County's Department of Public Works and Utilities has requested a temporary construction easement for this project. He added that this revocable license will be used to establish proper drainage and site distance along the roadway, and the term of the license will be six months.

Mr. Friedman stated that he would request the Committee recommend approval of the item as presented.

A motion was made by Mr. Woodruff, seconded by Mr. Hatfield and carried unanimously that the Committee recommends the Board adopt the Resolution to authorize the Commissioner to seek State Properties Commission approval to grant a revocable license by the State Properties Commission to Hall County over 1.43± acres to proceed with the North Browning Bridge Road improvement program, Don Carter State Park, Hall County, as presented. (Resolution attached hereto and made a part hereof)

Mr. Friedman stated that the final item for consideration was on the proposed adoption of amendments to Rules for the Georgia Conservation Tax Credit Program, Chapter 391-1-6-.01 through 391-1-6-.05. He further stated that a briefing had been given at the August meeting and after that, a

notice of the proposed changes was given as required by law and an opportunity was provided for interested persons to comment at a public hearing held in the DNR Board Room on September 12, 2012.

Mr. Friedman stated that the purpose of the Georgia Conservation Tax Credit Program is to provide a financial incentive to landowners to encourage permanent land conservation. He further stated that the incentive is provided in the form of a state income tax credit that can be applied in the tax year of the donation and that any unused tax credit can then be carried forward and applied to the landowner's tax liability for up to ten additional years, or the tax credit may be sold. He added that the tax credit applies to conservation lands donated, protected with conservation easements, or sold at a bargain sale.

Mr. Friedman stated that the Department is revising these rules to incorporate changes made to the Conservation Tax Credit Program with the passage of HB 386 during the past Legislative Session. He further stated that the following changes were made by HB 386 and are incorporated into the rule revisions:

Sections 391-1-6-.01 -.02 – No changes were made

Section 391-1-6-.03 – Definitions was changed in the following ways:

- Conservation Land must meet at least two criteria, and the qualifying criteria were reduced from seven to five.
- The definition of Permanently Protected was revised to establish a state tax credit for donations and bargain sales to partners without requiring the partner to permanently protect the land prior to transferring the land to the final holder.
- Only one donation may be made on a property if the property is subdivided prior to the donation; the part of the property not donated must wait five years to qualify for the state tax credit.
- HB 386 added a number of minimum qualifications a donation must meet to qualify for the state tax credit; these requirements are now part of the rules.

Section 391-1-6-.04 – Applications for Pre-Certification and Certification

- Requirements from HB 386 were added to this section; for instance, there is now a \$5,000 application fee, unless the donation is to the state, in which case there is a 1% fee based on the value of the donation.
- Appraisals will now be submitted and approved by the State Properties Commission.

Section 391-1-06-.05 – Monitoring and Reporting Requirements – No changes were made.

Mr. Friedman stated that he would request that the Committee recommend approval of the item as presented.

A motion was made by Mr. Woodruff, seconded by Mr. Billew and carried unanimously that the Committee recommends the Board approve the proposed amendments to the Rules for the Georgia Conservation Tax Credit Program, Chapter 391-1-6-.01 through 391-1-6-.05, as presented. (Proposed amendments and Rules for the Georgia Conservation Tax Credit Program attached hereto and made a part hereof)

There being no further business, the meeting was adjourned.