

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

May 20, 2013

Attending:

Committee Members

William Bagwell, Chairman
Mark Mobley, Vice Chairman
Dwight Davis
Duncan Johnson
Bill Jones
Mike Phelps
Philip Wilheit
Rob Leebern, Board Chairman, ex-officio

Board Members

Nancy Addison
Walter Hudson
Phyllis Johnson
Aaron McWhorter
Paul Shailendra
Bodine Sinyard
Mark Smith

Visitors

John Eberhart, Georgia Earth Alliance
Leon Watkins, K&M Landfill
Michael Pisciotta, Georgia Agribusiness Council
Debbie Phillips, Georgia Agribusiness Council
Harold Reheis, Joe Tanner & Associates
Chris Manganiello, Georgia River Network
Scott Tanner, Joe Tanner & Associates
Doug Fulle, Oglethorpe Power
Todd Holbrook, Georgia Wildlife Federation
Larry McSwain
David Waller

Staff Members

Mark Williams
Jud Turner
Homer Bryson
Dave Crass
Dan Forster
Becky Kelley
Eddie Henderson
Steve Friedman
Kyle Pearson
Lauren Curry
Zachary Harris
Cathy Barnette
Doralyn Kirkland
Doug Haymans
Jac Capp
John Bowers
Jeff Weaver
John Biagi
Mary Walker
Wally Woods
Michael Chadwell
Chris Faulkner
Hellen Harris
Kim Feagler

The May 20, 2013 meeting of the Land Acquisition Committee was called to order by Chairman Rob Leebern.

Chairman Leebern called on William Bagwell, Chairman of the Land Acquisition Committee, who called on Steve Friedman, Chief of Real Estate.

Mr. Friedman stated the first and second projects for consideration were related, and he would be presenting them together.

Mr. Friedman stated the first item for consideration would be approval to subgrant Civil War Battlefield Land Acquisition Grant through the National Park Service to the Civil War Trust through subgrant agreement to allow the Civil War Trust to purchase and donate a conservation easement over the 102.7± acre Holland Tract, Catoosa County.

Mr. Friedman stated the second item for consideration would be approval to subgrant Civil War Battlefield Land Acquisition Grant through the National Park Service to the Civil War Trust through subgrant agreement to allow the Civil War Trust to purchase and donate a conservation easement over the 7.2± acre Powell Tract, Catoosa County.

Mr. Friedman stated the grant awarded to DNR for the Holland Tract was \$557,738 and the grant awarded for the Powell tract was \$155,925.

Mr. Friedman stated DNR applied for the Civil War Land Acquisition Grants on behalf of the Civil War Trust. He further stated these two tracts are important because they are the site of the opening stage of the Battle of Chickamauga.

Mr. Friedman stated that he would request the committee recommend that the Board approve both items as presented.

A motion was made by Mr. Phelps, seconded by Mr. Davis and carried unanimously that the Board adopt the Resolution to authorize the committee to seek State Properties Commission approval to approve to subgrant Civil War Battlefield Land Acquisition Grant through the National Park Service to the Civil War Trust through subgrant agreement to allow the Civil War Trust to purchase and donate a conservation easement over the 102.7± acre Holland Tract, Catoosa County, as presented.

A motion was made by Mr. Phelps, seconded by Mr. Mobley and carried unanimously that the Board adopt the Resolution to authorize the committee to seek State Properties Commission approval to approve to subgrant Civil War Battlefield Land Acquisition Grant through the National Park Service to the Civil War Trust through subgrant agreement to allow the Civil War Trust to purchase and donate a conservation easement over the 7.2± acre Powell Tract, Catoosa County, as presented.

Mr. Friedman stated the next item for consideration was acquisition (purchase) of 1,118± acres of real property, Griffin Ridge Wildlife Management Area, Morgan Lake via The Nature Conservancy (TNC), Long County.

Mr. Friedman stated that an access fee is currently paid to fish on the lake, but with this purchase fishing would be open to the public at no cost. He further stated there are 31 campsites adjacent to the lake that could possibly be operated as a state park in the future. He added that the area is also accessible for canoeing, hunting, and hiking.

Mr. Friedman stated Morgan Lake is also important for National Security, as this property serves as a buffer to the Townsend Bombing Range.

Mr. Friedman stated TNC will purchase this tract for \$1,900,000 (\$1700/acre) and will sell an easement over this property to the U.S. Marine Corps for \$950,000. He further stated TNC will contribute \$80,000. He added DNR has received a Fish and Wildlife Service Coastal Wetland Grant of \$439,000 and the Knobloch Family Foundation is contributing \$120,000.

Mr. Friedman stated DNR's end cost would total \$311,000 (\$278/acre). He further stated with this purchase, DNR will own 21,578 acres in Long County. He further stated DNR believes that the public use of the property will offset the tax cost to Long County.

Mr. Friedman stated he would like to thank the U.S. Marine Corps, TNC, Fish and Wildlife Service, and the Knobloch Family Foundation for their support.

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

A motion was made by Mr. Jones, seconded by Mr. Davis and carried unanimously that the committee recommend that the Board adopt the Resolution to authorize the Commissioner to seek State Properties Commission approval for acquisition (purchase) of 1,118± acres of real property, Griffin Ridge Wildlife Management Area, Morgan Lake via The Nature Conservancy (TNC), Long County, as presented.

Mr. Friedman stated the next item for consideration would be the renewal of License No. DACW21-1-13-2021 for Recreational Purposes (10-year License Agreement), U.S. Department of Army, Corps of Engineers (COE), 147.45± acres of real property at Hart State Park, Hart County.

Mr. Friedman stated the COE has offered to renew the license agreement for ten years at no cost.

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 for renewal of License No. DACW21-1-13-2021 for Recreational Purposes (10-Year License Agreement), U.S. Department of Army, Corps of Engineers (COE), 147.45± acres of real property at Hart State Park, Hart County, as presented.

Mr. Friedman stated the final item for consideration would be the renewal of License No. DACW21-1-12-2022 for Public Park and Recreational Purposes (25-year License Agreement), U.S. Department of Army, Corps of Engineers (COE), 393± acres of real property at Tugaloo State Park, Franklin County.

Mr. Friedman stated that this property's amenities include a mega boat ramp used for fishing tournaments, picnic areas, and campsites.

Mr. Friedman stated the COE has offered to renew the 25-year license agreement at no cost.

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

A motion was made by Mr. Davis, seconded by Mr. Wilheit and carried unanimously that the committee recommend that that the Board adopt the Resolution to authorize the Commissioner to seek State Properties Commission approval for renewal of License No. DAWC21-1-12-2022 for Public Park and Recreational Purposes (25-year License Agreement), U.S. Department of Army, Corps of Engineers (COE), 393± acres of real property at Tugaloo State Park, Franklin County.

There being no further business, the meeting was adjourned.