

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

August 26, 2014

Attending:

Committee Members

William Bagwell, Chairman
Mike Phelps, Vice Chairman
Dwight Davis, via telephone
Dwight Evans
Walter Hudson
Bill Jones
Rob Leebern
Dee Yancey
Philip Wilheit, Board Chair, ex-officio

Board Members

Nancy Addison
Duncan Johnson, Jr.
Phyllis Johnson
Ray Lambert
Aaron McWhorter
Mark Mobley
Bodine Sinyard
Brother Stewart
Philip Watt

Visitors

Doug Cloud, Kazmarek Mowrey Cloud Laseter LLP
Dan Grogran, Georgia Brownfield Association
Michael Pisciotta, Georgia Agribusiness Council
Debra Elorich, State Properties Commission
Paul Melvin, GBA
Debbie Phillips, GIEC
Chris Manganiello, Georgia River Network
Ronny Just, Georgia Power Company
David Word, JTA
Leah Barnett, Georgia Conservancy
Harriet Langford, Ray C. Anderson Foundation

Staff Members

Mark Williams
Jud Turner
Dave Crass
Dan Forster
Becky Kelley
Spud Woodward
Steve Friedman
Kyle Pearson
Mary Kathryn Yearta
Cathy Barnette
Taylor Brown
Kyle Pearson
Zachary Harris
Mary Walker
Russ Pennington
Doralyn Kirkland
Chris Hodge
John Bowers
John Biagi
Jeff Cown
Jac Capp
Jeff Weaver
Mike Long
Terry West
Jim Laine
John Martin
Doug Haymans
Bill Donohue
Michael Chadwell
Stephanie Farmer
Kevin Lowery
Al Greer
Dominic Guadagnoli
Kelly Dudley
Jennifer Welte

Gordon Rogers, Flint Riverkeepers
Todd Hollbrook, Georgia Wildlife Federation
Jeffrey Harrey, Georgia Farm Bureau
Allie Kelly, Georgia Conservancy
Bettie Sleeth, Home Builders Association of Georgia
Ben Stowers, Georgia Natural Resources Foundation
Holly Hill, Georgia Brownfield Association

The August 26, 2014 meeting of the Land Acquisition Committee was called to order by Chairman Philip Wilheit.

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

Mr. Friedman stated he would be presenting agenda items A-P together, as they were all part of the Robins Air Force Base Buffer Project. He further stated that all purchases would be funded by DNR Bond 123. He added all properties were located in Houston County.

Mr. Friedman stated Item A was the acquisition of 0.3± acres of real property at 101 Shi Street. He further stated purchase price was \$26,000. He added the property contained a house which would be removed.

Mr. Friedman stated Item B was the acquisition of 0.34± acres of real property at 302 Melvin Street. He further stated the purchase price was \$7,900. He added the property contained a house which would be removed.

Mr. Friedman stated Item C was the acquisition of 0.27± acres of real property at 893 Oak Avenue. He further stated the purchase price was \$23,000. He added the property contained a house which would be removed.

Mr. Friedman stated Item D was the acquisition of 0.75± acres of real property at 814 Pine Street. He further stated the purchase price was \$8,100. He added the property contained a small building which would be removed.

Mr. Friedman stated Item E was the acquisition of 0.27± acres of real property at 876 Oak Avenue. He further stated the purchase price was \$40,000. He added the property contained a house which would be removed.

Mr. Friedman stated Item F was the acquisition of 0.27± acres of real property at 878 Oak Avenue. He further stated the purchase price was \$65,000. He added the property contained a house which would be removed.

Mr. Friedman stated Item G was the acquisition of 0.34± acres of real property at 305 Melvin Street. He further stated the purchase price was \$33,000. He added the property contained a house which would be removed.

Mr. Friedman stated Item H was the acquisition of 1.01± acres of real property at 205 Bargain Road. He further stated the purchase price was \$78,000. He added the property contained a four unit mobile home park which would be removed.

Mr. Friedman stated Item I was the acquisition of 0.67± acres of real property at 900 Southern Avenue. He further stated the purchase price was \$33,000. He added the property contained a house which would be removed.

Mr. Friedman stated Item J was the acquisition of 3.09± acres of real property at 799 Walnut Street. He further stated the purchase price was \$160,000. He added the property contained an 18 unit mobile home park and a building which would be removed.

Mr. Friedman stated Item K was the acquisition of 1.99± acres of real property at 100 Elberta Road. He further stated the purchase price was \$40,000. He added the lot was currently vacant but did contain a billboard.

Mr. Friedman stated Item L was the acquisition of 0.35± acres of real property at 909 Southern Avenue. He further stated the purchase price was \$5,100. He added the property contained a non-historic apartment building which was over 2,000 square feet and would require an Executive Order from the Governor to remove.

Mr. Friedman stated Item M was the acquisition of 0.28± acres of real property at 101 Cranford Street. He further stated the purchase price was \$34,000. He added the property contained a house which would be removed.

Mr. Friedman stated Item N was the acquisition of 0.7± acres of real property at 1200 Southern Avenue. He further stated the purchase price was \$29,000. He added the property contained a house which would be removed.

Mr. Friedman stated Item O was the acquisition of 0.18± acres of real property at 871 Oak Avenue. He further stated the purchase price was \$22,000. He added the property contained a house which would be removed.

Mr. Friedman stated Item P was the acquisition of 0.28± acres of real property at 818 Pine Street. He further stated the purchase price was \$5,400. He added the property contained a concrete block building which would be removed.

Mr. Friedman responded to a question by Mr. Johnson concerning the revenue produced from the billboard located at 100 Elberta Road. Mr. Friedman stated the annual lease of the billboard expires in April.

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

Mr. Bagwell stated Mr. Stewart would be abstaining from the Board vote.

A motion was made by Mr. Jones, seconded by Mr. Phelps and carried unanimously that the Committee recommend that the Board adopt: the Resolution to authorize the Commissioner to seek State Properties Commission approval to acquire (purchase) 0.3± acres of real property, Robins Air Force Base Buffer Project, 101 Shi Street, Houston County, as presented; the Resolution to authorize the Commissioner to seek State Properties Commission approval to acquire (purchase) 0.34± acres of real property, Robins Air Force Base Buffer Project, 302 Melvin Street, Houston County, as presented; the Resolution to authorize the Commissioner to seek State Properties Commission approval to acquire (purchase) 0.27± acres of real property, Robins Air Force Base Buffer Project, 893 Oak Avenue, Houston County, as presented; the Resolution to authorize the Commissioner to seek State Properties Commission approval to acquire (purchase) 0.75± acres of real property, Robins Air Force Base Buffer Project, 814 Pine Street, Houston County, as presented; the Resolution to authorize the Commissioner to seek State Properties Commission approval to acquire (purchase) 0.27± acres of real property, Robins Air Force Base Buffer Project, 876 Oak Avenue, Houston County, as presented; the Resolution to authorize the Commissioner to seek State Properties Commission approval to acquire (purchase) 0.27± acres of real property, Robins Air Force Base Buffer Project, 878 Oak Avenue, Houston County, as presented; the Resolution to authorize the Commissioner to seek State Properties Commission approval to acquire (purchase) 0.34± acres of real property, Robins Air Force Base Buffer Project, 305 Melvin Street, Houston County, as presented; the Resolution to authorize the Commissioner to seek State Properties Commission approval to acquire (purchase) 1.01± acres of real property, Robins Air Force Base Buffer Project, 205 Bargain Road, Houston County, as presented; the Resolution to authorize the Commissioner to seek State Properties Commission approval to acquire (purchase) 0.67± acres of real property, Robins Air Force Base Buffer Project, 900 Southern Avenue, Houston County, as presented; the Resolution to authorize the Commissioner to seek State Properties Commission approval to acquire (purchase) 3.09± acres of real property, Robins Air Force Base Buffer Project, 799 Walnut Street, Houston County, as presented; the Resolution to authorize the Commissioner to seek State Properties Commission approval to acquire (purchase) 1.99± acres of real property, Robins Air Force Base Buffer Project, 100 Elberta Road, Houston County, as presented; the Resolution to authorize the Commissioner to seek State Properties Commission approval to acquire (purchase) 0.35± acres of real property, Robins Air Force Base Buffer Project, 909 Southern Avenue, Houston County, as presented; the Resolution to authorize the Commissioner to seek State Properties Commission approval to acquire (purchase) 0.28± acres of real property, Robins Air Force Base Buffer Project, 101 Cranford Street, Houston County, as presented; the Resolution to authorize the Commissioner to seek State Properties Commission approval

to acquire (purchase) 0.7± acres of real property, Robins Air Force Base Buffer Project, 1200 Southern Avenue, Houston County, as presented; the Resolution to authorize the Commissioner to seek State Properties Commission approval to acquire (purchase) 0.18± acres of real property, Robins Air Force Base Buffer Project, 871 Oak Avenue, Houston County, as presented; and the Resolution to authorize the Commissioner to seek State Properties Commission approval to acquire (purchase) 0.28± acres of real property, Robins Air Force Base Buffer Project, 818 Pine Street, Houston County, as presented.

Mr. Friedman stated the next item for the Committee's consideration would be the acquisition of 2.67± acres at Panola Mountain State Park, Dupree Tract, Dekalb County.

Mr. Friedman stated the Dupree Tract is located between Panola Mountain State Park and the Arabia Mountain National Heritage Area public park owned by Dekalb County. He further stated the remains of an old county store are located on the property.

Mr. Friedman stated that conserving this property will provide an important connection and new historical interpretation opportunity.

Mr. Friedman stated the Conservation Fund will sell the Tract to the Department for \$56,000. He further stated the funds will come from Park's operating budget.

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

A motion was made by Mr. Evans, seconded by Mr. Watt and carried unanimously that the Committee recommend that the Board adopt the Resolution to authorize the Commissioner to seek State Properties Commission approval to acquire (purchase) 2.67± acres of real property, Panola Mountain State Park, Dupree Tract, Dekalb County, as presented.

Mr. Friedman stated the next item for the Committee's consideration would be the granting of a revocable license and permanent easement up to 1± acre to Georgia Power Company.

Mr. Friedman stated Parks is currently constructing Camper Cabins at Fort Yargo State Park. He further stated a revocable license agreement (RLA) and permanent easement will be required for Georgia Power Company to provide electrical service to the newly constructed cabins. He added Georgia Power Company will install and maintain underground distribution lines for the cabins.

Mr. Friedman stated the Department recommends that the State Properties Commission grant a RLA to Georgia Power Company at no cost, since it is benefiting the Department and was requested by the Park's Division.

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

A motion was made by Mr. Yancey, seconded by Mr. Phelps and carried unanimously that the Committee recommend that the Board adopt the Resolution to authorize the Commissioner to seek State Properties Commission approval to grant a Revocable License and Permanent Easement up to 1± acres by the State Properties Commission and the General Assembly to Georgia Power Company for the purpose of constructing, operating, and maintaining underground distribution lines for new Camper Cabins at Fort Yargo State Park, Barrow County, as presented.

Mr. Friedman stated the final item for the Board's consideration would be the approval to demolish two historic buildings located at Hard Labor Creek state Park in Morgan County.

Mr. Friedman state CCC Building #4 and CCC Camp Storage Building #1 are in a ruined state with very little salvageable material other than the foundations.

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

A motion was made by Mr. Phelps, seconded by Mr. Jones and carried unanimously that the Committee recommended that the Board adopt the Resolution to authorize the Commissioner to seek State Properties Commission approval to demolish two (2) historic buildings located at Hard Labor Creek State Park, Morgan County, as presented.

There being no further business, the meeting was adjourned.