

**Minutes
Land Committee
Via Teleconference**

**Tuesday, March 23, 2021
9:00 a.m.**

Attendees:

Committee Members

Dwight Davis, Vice Chair
William Bagwell
Randy Dellinger
Patrick Denney
Rob Leebern
Tim Lowe
Billy New
Bodine Sinyard
Miki Thomaston
Dee Yancey, Board Chair, Ex-officio

Board Members

Nancy Addison
Nick Ayers
Joe Hatfield
Duncan Johnson
Ray Lambert
Paul Shailendra
Gary Vowell

Staff Members

Mark Williams, Commissioner
Walter Rabon
Kyle Pearson
Kate Iannuzzi
Josh Hildebrandt
Cathy Barnette
Amber Carter
Artica Gaston
Courtney Hall
Thomas Barnard
Jeff Cown
Miguel de Alba
Rusty Garrison
Doug Haymans
John Bowers
Tina Johannsen

Richard Dunn, Director
John Eunice
Jac Capp
Karen Hays
Chuck Mueller
Laura Williams

The March 23, 2021 meeting of the Land Committee was called to order by Dee Yancey, Chairman of the Board of Natural Resources.

Chairman Yancey called on Dwight Davis, Vice Chairman of the Land Committee, in the absence of Chairman Dwight Evans. Mr. Davis called on Miguel de Alba, Real Estate Office, in the absence of Steve Friedman, Chief of Real Estate.

Mr. de Alba stated the first item is seeking approval to enter into a 25-year License agreement with the Corps of Engineers (COE) to lease approximately 11.19± at Lake Hartwell Reservoir in Hart County. He further stated the Department entered into a 25-year license agreement with the COE since September 1987 and renewed the lease in October 2012 and the Department will enter into the new lease at no cost. He added there are two barns that store equipment for the Law Enforcement Division (LED), a residence where an officer resides, and the proximity to Hartwell Marina makes the location ideal for responding to emergency calls. He further added the Department recommends that we seek State Properties Commission approval for this action.

A motion was made by Mr. Davis, seconded by Mr. Leebern, and carried unanimously that the Committee recommend the Board adopt the Resolution to authorize the Commissioner to seek State Properties Commission approval of the Renewal of License No. DACW21-3-21-0026 for Recreational Purposes 25-Year License Agreement), U.S. Department of Army, Corps of Engineers (COE), 11.19± acres of real property at Lake Hartwell Reservoir, Hart County.

Mr. de Alba stated that Item B is seeking approval to enter into a 25-year License agreement with the COE to lease approximately 47.80± acres at Walter F. George Lake, Sandy Branch Park, in Clay County. He further stated the COE contacted the Department to renew the lease for no cost. He added the Department first entered into this lease in March 1996, and the property is managed by the Wildlife Resources Division as a boating access area on Walter F. George Lake. He further added the Department recommends that we seek State Properties Commission approval for this action.

A motion was made by Mr. Davis, seconded by Mr. Lowe, and carried unanimously that the Committee recommend the Board adopt the Resolution to authorize the Commissioner to seek State Properties Commission approval of the Renewal of Lease No. DACW01-1-21-1033 for Recreational Purposes 25-Year Lease Agreement, U.S. Department of Army, Corps of Engineers (COE), 47.80± acres of real property at Walter F. George Lake, Sandy Branch Park, Clay County.

Mr. de Alba stated the third item is seeking approval to amend a thirty (30) year lease agreement for 142± acres at Stephen C. Foster State Park. He further stated the U. S. Fish and Wildlife Service (USFWS) has leased the property known as Stephen C. Foster State Park to the State since 1965. The Park is primary entrance for the National Wildlife Refuge Okefenokee Swamp and provides public recreation, including fishing, overnight accommodations, picnicking, archery, and boating. He added the Department would like to amend the lease agreement to allow a DNR employee to use an existing house as a residence.

A motion was made by Mr. Davis, seconded by Mr. Bagwell, and carried unanimously that the Committee recommend the Board adopt the Resolution to authorize the Commissioner to seek State Properties Commission approval to amend a thirty (30) year lease agreement with the U.S Fish and Wildlife Service to use an existing house at Stephen C. Foster State Park, Charlton County.

Mr. de Alba stated that Item D is requesting approval to acquire a portion of the Georgia Air National Guard Site (BLLIP #89089) in Glynn County. He further stated the Environmental Protection Division (EPD) Coastal District Office currently leases a 12,750 sq. ft. building for \$240,000 annually, that will renew in June of 2022. He added that the space is too large for them, so EPD and SPC have located a 7,651 sq. ft. building on 2,066± acres in the custody of the Georgia Department of Defense (DOD) that is more conveniently located for the public, and staff to access the other counties in the district they serve. He further added an architectural assessment determined that EPD will need to spend \$1,000,000 to renovate the facility, roughly a four-year return on investment.

Mr. de Alba stated the DOD is willing to convey the property to the Department at no cost. He further stated this acquisition required Board approval before the Executive Order is executed transferring the property from DOD to the Department.

A motion was made by Mr. Davis, seconded by Mr. Lowe, and carried unanimously that the Committee recommend the Board adopt the Resolution to authorize the Commissioner to seek State Properties Commission approval of the Executive Transfer from the Georgia Department of Defense, of the 2.066 + acres Georgia Air National Guard Site (BLLIP #89089), Glynn County.

Mr. de Alba stated the fifth item is requesting a revocable license agreement (RLA) and permanent easement (PE) of up to 0.60± acres by the State Properties Commission and General Assembly be granted to CitySwitch II-A, LLC (CitySwitch) at Franklin D. Roosevelt State Park, in Harris County. He further stated the purpose of the easement is to allow CitySwitch to install,

operate, and maintain a tower for telecommunication purposes. He added the tower is being built as part of the AT&T FirstNet program that will provide Wi-Fi service to local police, fire, and emergency management agencies to increase their capabilities to respond to incidents, and will improve cell coverage for park visitors. He further added that in addition, CitySwitch will allow the Law Enforcement Division (LED) and the Harris County Sheriff's Office to install radio transmitters, which will enhance park safety. He stated the area is Heritage Preserve dedicated, but the tower will provide needed support to a permitted use of the park, and therefore a change of use is not necessary.

A motion was made by Mr. Davis, seconded by Mr. New, and carried unanimously that the Committee recommend the Board adopt the Resolution to authorize the Commissioner to seek State Properties Commission approval of the Granting of a Revocable License Agreement and Permanent Easement of up to 0.229± acres by the State Properties Commission and General Assembly to CitySwitch II-A, LLC (CitySwitch) at Franklin D. Roosevelt State Park, Harris, County.

Mr. de Alba stated that Item F is seeking approval to enter into a twenty-five (25) year agreement to lease 2.00± acres from Bryan County for the Canoochee River Boat Ramp. He further stated the Canoochee River Boat Ramp is located on U. S. 280 in Bryan County. He added the Department will renew the lease at no cost for a twenty-five (25) year term, and the County will provide general maintenance at no cost to the Department. He further added the Wildlife Resources Division (WRD) will continue to operate the boat ramp and parking area and perform any structural and maintenance repairs as needed. He stated that no renovations are currently planned.

A motion was made by Mr. Davis, seconded by Mr. Sinyard, and carried unanimously that the Committee recommend the Board adopt the Resolution to authorize the Commissioner to seek State Properties Commission approval to renew a lease agreement with Bryan County for the Canoochee River Boat Ramp, 2.00 ± acres.

Mr. de Alba stated the last item is seeking approval to renew a lease agreement with Effingham County to lease the Ebenezer Creek Boat Ramp, 2.99± acres. He further stated the Ebenezer Creek Boat Ramp is located on Tommy Long Road in Effingham County. He added the Department will renew the lease at no cost for a twenty-five (25) year term, and the County will provide general maintenance at no cost to the Department. He further added the Wildlife Resources Division (WRD) will continue to operate the boat ramp and parking area and perform any structural and maintenance repairs as needed. He stated no renovations are currently planned.

A motion was made by Mr. Davis, seconded by Mr. Leebern, and carried unanimously that the Committee recommend the Board adopt the Resolution to authorize the Commissioner to seek State Properties Commission approval to renew a lease agreement with Effingham County for lease the Ebenezer Creek Boat Ramp, 2.99± acres.

There being no further business, the meeting was adjourned.