

**Minutes**

**Land Committee**

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

**February 25, 2020**

**9:00 a.m.**

**Attendees:**

**Committee Members**

Dwight Davis, Chair  
Bodine Sinyard, Vice Chair  
William Bagwell  
Dwight Evans  
Bill Jones  
Rob Leebern  
Tim Lowe  
Billy New  
Paul Shailendra  
Nancy Addison, Board Chair, Ex-officio

**Board Members**

Joe Hatfield  
Duncan Johnson  
Ray Lambert  
Brother Stewart  
Miki Thomaston  
Dee Yancey

**Guests**

Chris Manganiello, Chattahoochee Riverkeeper  
Bryan Tolar, GA Urban Ag Council  
Jim Laine, Retired  
Ronny Just, GA Power  
Rena Ann Peck, GA River Network  
Debbie Phillips, GA Industry Environmental Coalition  
John Eberhart, Georgia Earth Alliance

**Staff Members**

Mark Williams, Commissioner  
Walter Rabon  
Kyle Pearson  
Josh Hildebrandt  
Cathy Barnette  
Amber Carter  
Artica Gaston  
Courtney Hall  
Thomas Barnard  
Jeff Cown  
Steve Friedman  
Rusty Garrison  
Doug Haymans  
Johnny Johnson  
Taylor Brown  
Lindsey Brown

Richard Dunn, Director  
Lauren Curry  
Jac Capp  
Karen Hays  
Chuck Mueller  
Laura Williams  
Donald Kirkland  
Dika Kuoh

The February 25, 2020 meeting of the Land Committee was called to order by Board Chair Nancy Addison.

Chair Addison called on Bodine Sinyard, Vice Chairman of the Land Committee, who called on Steve Friedman, Chief of Real Estate.

Mr. Friedman stated the first proposal, Item A, is requesting to enter into an intergovernmental agreement with Wayne County for the County to construct, operate, and maintain a county entrance sign.

Mr. Friedman stated that Wayne County will construct a county entrance sign with lighting along Highway 341 at the Wayne and Glynn County line on .057 acres of the Sansavilla WMA. He further stated Sansavilla is subject to a restrictive easement held by the Navy, and the Navy has approved this request. He added the County will pay for all construction of the sign and maintenance.

A motion was made by Mr. Sinyard, seconded by Mr. Shailendra, and carried unanimously that the Committee recommend that the Board adopt the Resolution to authorize the Commissioner to seek State Properties Commission approval to enter into an Intergovernmental Agreement with Wayne County for the County to construct, operate, and maintain a county entrance sign, as presented.

Mr. Friedman stated the next proposal, Item B, is the disposition (surplus) of up to 25± acres of the Hooks-Hanner Environmental Resource Center, in Terrell County.

Mr. Friedman stated the Department has custody of the Hooks-Hanner building and 25± acres in Terrell County. He further stated that in October of 2019 the Board approved entering into a lease with the Golden Triangle RC&D to use a portion of the building. However, it was determined that we no longer needed to own the land and building, so they will be conveyed to Terrell County. He added the EPD will enter into a ten-year lease with an option to renew for another ten years for 844 sq. ft. of the office space, as well as a 4,750 sq. ft. storage warehouse at the back of the building, for a \$10 annual lease plus pro-rata share of utilities/maintenance. He further stated the conveyance will have no impact on EPD's current use of the building and DNR will no longer have to insure the building.

A motion was made by Mr. Sinyard, seconded by Mr. Leebern, and carried unanimously that the Committee recommend that the Board adopt the Resolution to authorize the Commissioner to seek State Properties Commission approval of the Disposition (surplus) of up to 25+ acres of the Hooks-Hanner Environmental Resource Center, Terrell County, as presented.

Mr. Friedman stated the next proposal, Item C, is the Granting of a Revocable License Agreement and Permanent Easement of 1.128± acres by the State Properties Commission and General Assembly to Atlanta Gas Light to operate and maintain a subsurface and underwater utility line below the Savannah River in Chatham County. He further stated consideration for the RLA and PE will be fair market value as determined by the State Properties Commission.

A motion was made by Mr. Sinyard, seconded by Mr. Leebern, and carried unanimously that the Committee recommend that 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 1.128± acres across the Savannah River by the State Properties Commission and General Assembly to Atlanta Gas Light Company to operate and maintain a subsurface and underwater utility line, Chatham County, as presented.

Mr. Friedman stated the next proposal, Item D, is requesting approval for Ronald Collum to donate public and administrative access easements to the Department in exchange for the State Properties Commission issuing a revocable license and permanent access easement by the General Assembly to Ronald Collum between Paulding Forest Wildlife Management Area and Sheffield Wildlife Management Area, in Polk and Paulding Counties.

Mr. Friedman stated the easement exchange will provide public access to the area for recreation and allow Department personnel to more easily patrol and maintain the WMAs. He further stated the exchange will benefit the Department, so the recommendation is the revocable and permanent easement are issued to Mr. Collum at no cost.

A motion was made by Mr. Sinyard, seconded by Mr. Shailendra, and carried unanimously that the Committee recommend that the Board adopt the Resolution to authorize the Commissioner to seek State Properties Commission approval for Ronald Collum to donate public and administrative access easements to the Department in exchange for the State Properties Commission issuing a Revocable License and Permanent access easement by the General Assembly to Ronald Collum between Paulding Forest Wildlife Management Area and Sheffield Wildlife Management Area, Polk and Paulding Counties, as presented.

Mr. Friedman stated the next proposal, Item E, is the Granting of a Revocable License and Permanent Easement up to 1± acres by the State Properties Commission and the General Assembly to Upson EMC for the purpose of constructing, operating, and maintaining underground and aerial distribution lines for a new picnic area and fishing pier at Big Lazer Creek WMA, in Talbot County.

Mr. Friedman stated the installation of the underground and aerial utility line will provide security lighting for the picnic area and fishing pier at Big Lazer Creek WMA. He further stated the public's recreational opportunities will be expanded with the new additions, and a change of use is not necessary because it is an allowable Heritage Preserve use.

A motion was made by Mr. Sinyard, seconded by Mr. Shailendra, and carried unanimously that the Committee recommend that the Board adopt the Resolution to authorize the Commissioner to seek State Properties Commission approval of the Granting of a Revocable License and Permanent Easement up to 1+ acres by the State Properties Commission and the General Assembly to Upson EMC for the purpose of constructing, operating, and maintaining underground and aerial distribution lines for a new picnic area and fishing pier at Big Lazer Creek WMA, Talbot County, as presented.

Mr. Friedman stated the next proposal, Item F, is requesting to enter into a twenty-five (25) year agreement to lease Lake Lindsay Grace Service Pier, 1.07± acres, from Wayne County. He further stated that during the term of the lease, the Department will install two floating gangways and two service piers. He added the Department will lease the boat ramp at no cost for a twenty-five (25) year term, and the County will provide general maintenance at no cost to the department.

A motion was made by Mr. Sinyard, seconded by Mr. Leebern, and carried unanimously that the Committee recommend that the Board adopt the Resolution to authorize the Commissioner to seek State Properties Commission approval to enter into a lease agreement with Wayne County to lease Lake Lindsay Grace Service Pier, 1.07± acres, as presented.

Mr. Friedman stated that the next proposal, Item G, is requesting approval to enter into a twenty-five (25) year agreement to lease 2.9± acres from the City of Columbus, for the purpose of maintaining and operating the boat ramp for public use. He further stated Rotary Park will be a new lease for the Department and will lease the boat ramp at no cost for a twenty-five (25) term. He added the city will provide general maintenance at no cost to the Department. He stated no improvements are needed to the boat ramp, as it is currently in good condition for public use.

A motion was made by Mr. Sinyard, seconded by Mr. Shailendra, and carried unanimously that the Committee recommend that the Board adopt the Resolution to authorize the Commissioner to seek State Properties Commission approval to enter into a lease agreement with City of Columbus to lease Rotary Park, 2.9± acres, as presented.

Mr. Friedman stated the next proposal, Item H, is requesting approval to enter into a twenty-five (25) year agreement to lease 2.12± acres from Ben Hill County for the purpose of repairing the parking area and asphalted driveway at Ben Hill County Landing for public use. He further stated the Ben Hill County Landing will be a new lease for the Department and will lease the boat ramp at no cost for a twenty-five (25) year term. He added the County will provide general maintenance at no cost to the Department.

Mr. Friedman stated the Department will install new signage and repair the parking area and portions of the asphalted driveway to improve access for public use. He further stated the existing boat ramp is in good condition and does not need any work at this time.

A motion was made by Mr. Sinyard, seconded by Mr. Shailendra, and carried unanimously that the Committee recommend that the Board adopt the Resolution to authorize the Commissioner to seek State Properties Commission approval to enter into a lease agreement with Ben Hill County to lease the 2.12 acres Ben Hill County Landing, as presented.

Mr. Friedman stated the next proposal, Item I, is requesting approval to enter into a ten (10) year agreement with an option for two 5-year renewals for up to 14.6± acres of real property to Calhoun Elks Home, Inc. (Elks Club), in Gordon County.

Mr. Friedman stated the current lease expires on September 2020, and a new ten (10) year lease with an option for two 5-year renewals is proposed. He further stated since the lease interest is a disposition from the State to the Elks Club, the State Properties Commission (SPC) is drafting the lease and presenting the lease request to the General Assembly during the 2020 legislative session, subject to approval by the Board. The Elks Club will pay the State fair market value and will operate and maintain the leased land at no cost to the Department. He added the original lease to the Elks Club was in place before the Heritage Preserve dedication, so renewing the lease would not be a change of use.

A motion was made by Mr. Sinyard, seconded by Mr. Shailendra, and carried unanimously that the Committee recommend that the Board adopt the Resolution to authorize the Commissioner to seek State Properties Commission approval to enter into a lease agreement for ten (10) years, with an option for two 5-year renewals for up to 14.6± acres of real property to Calhoun Elks Home, Inc. at New Echota State Historic Site in Gordon County, as presented.

Mr. Friedman stated the next proposal, Item J, is requesting a Revocable License Agreement (RLA) and Permanent Easement (PE) of up to 0.69± acres by the State Properties Commission and General Assembly be granted to Diverse Power Company for a power line at Franklin D. Roosevelt State Park, in Harris County. He further stated in exchange Diverse Power will relinquish an existing easement of 0.83± acres.

Mr. Friedman stated the Lake Franklin dam needs to be repaired, as part of the Georgia Safe Dams Program. He further stated two existing utility poles will need to be relocated 25 feet beyond the toe of the dam. He added once Diverse Power Company receives the new easement, they will convey any interest in the existing easement back to the State. He stated since the RLA and PE will benefit the Department, it is recommended they be granted at no cost.

A motion was made by Mr. Sinyard, seconded by Mr. Shailendra, and carried unanimously that the Committee recommend that 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 0.69± acres by the State Properties Commission and General Assembly to Diverse Power Company at Franklin D. Roosevelt State Park for a power line, in exchange for Diverse Power relinquishing an existing easement of 0.83+ acres, Harris County, as presented.

There being no further business, the meeting was adjourned.