

**Minutes  
Land Committee  
Legacy Lodge at Lanier Islands  
Blue Ridge Ballroom  
7000 Lanier Islands Parkway  
Buford, GA 30518**

**December 1, 2020  
9:00 a.m.**

**Attendees:**

**Committee Members**

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

**Board Members**

Nick Ayers  
Joe Hatfield  
Duncan Johnson  
Ray Lambert  
Miki Thomaston  
Dee Yancey

**Guests**

Blake Raulerson, Office of the Governor  
Lyndy Saporow, Georgia Natural Resources Foundation  
Mr. Ronny Just, Georgia Power – via Zoom  
Rusty Garrison  
Sue Garrison  
Ms. Julie Elrod  
Ms. Stefanie Kaup

**Staff Members**

Mark Williams, DNR Commissioner  
Artica Gaston  
Kyle Pearson – via Zoom  
Kate Iannuzzi – via Zoom  
Josh Hildebrandt  
Cathy Barnette  
Thomas Barnard  
Jeff Cown  
Steve Friedman – Via Zoom  
Ted Will  
Doug Haymans  
Bill Donohue  
Brenda McMillian  
Major Stephen Adams  
Captain Mike Burgamy  
  
Richard Dunn, EPD Director

The December 1, 2020 meeting of the Land Committee was called to order by Nancy Addison, Chair of the Board of Natural Resources.

Chair Addison called on Dwight Davis, Chairman of the Land Committee. Mr. Davis called on Steve Friedman, Chief, Real Estate.

Mr. Friedman stated the first item on the agenda is seeking approval to acquire 2,903± acres, which differs from the 2,891± acreage that was noted in the board package, for conservation and recreational purposes at Ceylon WMA, The Conservation Fund Phase 1, in Camden County.

Mr. Friedman stated the Ceylon WMA buffers the Kings Bay Naval Base and Cumberland Island National Seashore and has frontage on the Satilla River. He further stated the entire property is 16,080 acres, held by The Conservation Fund (TCF) who owns 8,540 acres and Open Space Institute (OSI) who owns 7,540 acres. He added the plan is to acquire the entirety of Ceylon in two phases from TCF to OSI, with a separate closing with each party for each phase.

Mr. Friedman stated the Department currently leases Ceylon from both owners and manages it as a public WMA. He further stated Ceylon, which joins Cabin Bluff, has become a very popular recreation tract and has exceptionally high conservation values. He added that because the Navy considers Ceylon so important to conserve, by the time Phase 2 closes, it will have contributed \$10M to acquire a conservation easement over all to Ceylon. He further added that for this phase, the Navy will pay \$2.5M for the conservation easement, which reduces our purchase price.

Mr. Friedman listed the DNR Source of Funding as follows: DNR Bond 144 - \$1,402,500; GA Outdoor Stewardship Program - \$349,500; USFWS CWCG Grants - \$1,000,000; and Bobolink Foundation via TNC to TCF - \$354,113, for a total purchase price of \$3,106,113.

Mr. Friedman stated the Department will acquire the property with State, Federal and private funds. He further stated that as a condition of receiving these funds, an affidavit will be recorded against the property stating that it may not be disposed of in any manner or used for purposes inconsistent with the programs it was acquired for without the prior approval of the U. S. Fish and Wildlife Service (USFWS), U. S. Forest Service (USFS), Knobloch Family Foundation (KFF), Robert W. Woodruff Foundation, Bobolink Foundation, TCF, OSI and The Nature Conservancy (TNC).

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 of the Acquisition (purchase) of 2,903± acres of real property, Ceylon WMA, The Conservation Fund Phase 1, Camden County.

Mr. Friedman stated the second item on the agenda is seeking approval to acquire 1,517± acres in Camden County for conservation and recreational purposes at Ceylon WMA, Open Space Institute Land Trust, Inc., Phase 1, in Camden County.

The DNR Source of Funding is as follows: DNR Bond 144 - \$1,402,500; GA Outdoor Stewardship Program - \$349,500; Bobolink Foundation via TNC to OSI - \$1,598,000, for a total purchase price of \$3,350,000.

Mr. Friedman stated the Department will acquire the property with State, Federal and private funds. He further stated that as a condition of receiving these funds, an affidavit will be recorded against the property stating that it may not be disposed of in any manner or used for purposes inconsistent with the programs it was acquired for without the prior approval of the U. S. Fish and Wildlife Service (USFWS), U. S. Forest Service (USFS), Knobloch Family Foundation (KFF), Robert W. Woodruff Foundation, Bobolink Foundation, TCF, OSI and The Nature Conservancy (TNC).

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 Acquisition (purchase) of 1,517± acres of real property, Ceylon WMA, Open Space Institute Land Trust, Inc. Phase 1, Camden County.

Mr. Friedman stated the final item on the agenda requests the Granting of a revocable license agreement (RLA) and permanent easement (PE) of up to 0.77± acres and 0.52± acres by The State Properties Commissioner and General Assembly to Ronald Collum, between Paulding Forest Wildlife Management Area and Sheffield Wildlife Management Area, in Polk and Paulding Counties. He further stated Ronald Collum owns property adjacent to two WMAs. He added in February 2020, the Board granted Mr. Collum a permanent easement subject to approval from the General Assembly of 1.19± acres, and in exchange Mr. Collum conveyed back to the State an old access easement along with 3 new easements that allow the Department to better manage the WMA. He further added that the request for a RLA and PE of 0.77± acres and 0.52± acres should have been part of the original conveyance to Mr. Collum but was left out. Mr. Friedman stated that since the exchange of easements will benefit the Department, the recommendation is the RLA and PE of up to 0.77± acres and 0.52± acres be issued to Mr. Collum at no cost.

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 and Permanent Easement of up to 0.77+ acres and 0.52+ acres by The State Properties Commission and General Assembly to Ronald Collum between Paulding Forest Wildlife Management Area and Sheffield Wildlife Management Area, Polk and Paulding Counties.

There being no further business, the meeting was adjourned.