

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

Tuesday, March 22, 2022

9:00 a.m.

Committee Members

William Bagwell, Vice Chair (Acting Chair)
Tim Lowe, Chair
Nick Ayers
Dwight Davis
Randy Dellinger
Patrick Denney
Rob Leebern
Billy New
Bodine Sinyard
Gary Vowell
Bill Jones, Board Chair, Ex-officio

Board Members

Nancy Addison
Duncan Johnson
Ray Lambert
Paul Shailendra
Dee Yancey

Guests

Deborah Phillips, GA Industry Environmental Coalition
Max A. Brown, Sierra Club
Bryan Tolar, GA Urban Ag Council
Mark Woodall, Sierra Club
Jennifer Fennell, Jackson EMC
Drew Kann, Atlanta Journal-Constitution
Dave Crass, Department of Community Affairs
Dominic LaRiccia, State Representative, District 169
Ronny Just, Georgia Power

Staff Members

Mark Williams, Commissioner
Walter Rabon
Kyle Pearson
Kate Iannuzzi
Donald Kirkland
Cathy Barnette
Artica Gaston
Alexandrea Solomon
Thomas Barnard
Jeff Cown
Steve Friedman
Ted Will
Doug Haymans

Richard Dunn, Director
John Eunice
Karen Hays
Chuck Mueller
Anna Truszczynski
Laura Williams

The March 22, 2022 meeting of the Land Committee was called to order by Bill Jones, Chairman of the Board of Natural Resources.

Chairman Jones called on William Bagwell, Vice Chair of the Land Committee and Acting Chair. Mr. Bagwell called on Steve Friedman, Chief of Real Estate.

Mr. Friedman stated the first item, Item A, is requesting approval to enter into a short-term lease agreement for one (1) year with an option to enter into a long-term lease with an initial term of five (5) years and two (2) automatic renewal terms of five (5) years to lease the communications tower facility at Black Rock Mountain State Park (Park) to Southern Company Services, Inc.

Mr. Friedman stated that Southern Company Services, Inc. has leased up to 0.0574 acres where they constructed and operated a telecommunications tower and building to house equipment at Black Rock Mountain State Park since September 2011, which expired on September 5, 2021. He further stated that the proposal is to grant them a new one (1) year lease for \$1,200 a month, plus Southern Company Services, Inc. right to sublease or license space on the tower. He added that once SPC presents the lease request to the General Assembly during the 2022 legislative session, the lease will convert to an initial term of five (5) years and two (2) automatic renewal terms of (5) years for fair market value as determined by appraisal. He further added that this area is Heritage Preserve dedicated, but the tower provides safety measures to the Park, therefore a change of use is not necessary.

A motion was made by Mr. New, 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 approval to enter into a short-term lease agreement over 0.0574+ acres for one (1) year with an option to enter into a long-term five (5) years lease with Southern Company Services Inc., Black Rock Mountain State Park.

Mr. Friedman stated the second item, Item B, is requesting approval to amend an existing (10) year lease agreement to include terms to allow two (2) ten (10) year renewal options to the lease of real property for use as a communications tower facility at Black Rock Mountain State Park (Park) to Currahee Paging, Inc. (Curahee).

Mr. Friedman stated that Currahee Paging, Inc. has leased 0.015± acres for the use of a tower communications facility since November 1995 with the most current ten (10) year lease expiring on December 31, 2029. He further stated that Currahee Paging, Inc. wants to amend this ten (10) year lease agreement to include two (2) ten (10) year renewal options. He added that all

other terms and conditions of the Lease Agreement remain in full force and effect. He further added that the current lease has a base rental rate of 3% annual escalations and 25% of the annual gross revenue from any subtenants that would continue if extended.

Mr. Friedman stated that upon approval by the Board to amend this lease amendment, SPC will obtain approval from the General Assembly during the 2022 legislative session, to amend this lease agreement with Currahee Paging, Inc. to include two (2) ten (10) year renewal options.

A motion was made by Mr. Denney, seconded by Mr. Dellinger, and carried unanimously that the Committee recommend the Board adopt the Resolution to authorize the Commissioner to seek State Properties Commission approval to amend an existing 0.015 acres ten (10) year lease agreement to allow two (2) ten (10) year renewal options with Currahee Paging, Inc., Black Rock Mountain State Park.

Mr. Friedman stated the third item, Item B, is requesting approval to surplus 11.05± acres of real property to Lumpkin County, Blackburn State Park.

Mr. Friedman stated the Department has an Inter-Governmental Agreement (IGA) with Lumpkin County for these 11± acres that has been in place since October 22, 2013, which the County has now requested be conveyed to them so they can build a new animal shelter. He further stated that in 1998 the Department conveyed 223 acres that joins this tract to the County. He added that since the 11± acres offer no current use for the Department, the Department will declare this property surplus and request the State Properties Commission (SPC), upon approval by the Board and the General Assembly, convey the property to Lumpkin County for the consideration of \$10 with a clause stating the property is to be used for public purposes or revert back to the state.

A motion was made by Mr. Leebern, seconded by Mr. Denney, and carried unanimously that the Committee recommend the Board adopt the Resolution to authorize the Commissioner to seek State Properties Commission approval to surplus 11.05± acres of real property to Lumpkin County, Blackburn State Park.

Mr. Friedman stated that Item D has been removed from the agenda.

Mr. Friedman stated the last item, Item E, is a briefing on the Removal of a Heritage Preserve for 5.98+ acres of the Paradise PFA, Berrien County. He further stated that House Bill 619 amended the Heritage Preserve legislation to provide a process for the removal of the Heritage Preserve designation from a portion of Paradise PFA so it can be sold to a private entity subject to a conservation easement. He added that Paradise PFA is 1,340 acres, and the

legislation authorized the State Properties Commission (SPC) to sell up to 8.6 acres, however the Department determined that approximately 5.98 acres could be sold without impacting the public's use of the PFA. He further added that SPC will appraise the property and then put it on the market seeking a buyer. He stated that the conservation easement would preclude any development of the property. He further stated that these acres are on the northeast side of Paradise PFA and were part of a boundary line dispute with the neighbor. He added that the Department agrees selling these acres subject to a conservation easement will not impact the PFA.

Mr. Friedman stated the Department will hold a public hearing in May 2022, assuring the public is given 30 days' notice before a meeting is held. He further stated after that, the item can be brought back to the Board for a vote, which would then allow the SPC to advertise the property for sale subject to the conservation easement.

There being no further business, the meeting was adjourned.