

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

**Tuesday, June 27, 2023
9:00 a.m.**

Committee Members

Tim Lowe, Chair
Charles DePriest, Vice Chair
Nancy Addison
Nick Ayers
Randy Dellinger
Patrick Denney
Dan Garcia
Kevin Jackson
Bill Jones
Bodine Sinyard
Dwight Davis, Board Chair, Ex-officio

Board Members

Joe Hatfield
Mark Hennessy
Duncan Johnson
Ray Lambert
Paul Shailendra
Harley Yancey

Guests

Mark Osterhaus, Coral Hospitality
Danielle Torres, Coral Hospitality
John Eberhart, GA Earth Alliance
Brent Churchwell, Senate Budget & Evaluation Office
Reaganne Hart, Governor's Office
Will Bentley, Georgia Agribusiness Council

Staff Members

Mark Williams, Commissioner
Walter Rabon
Kyle Pearson
Kate Iannuzzi
Donald Kirkland
Cathy Barnette
Thomas Barnard
Jeff Cown
Steve Friedman
Doug Haymans
Ted Will
Angie Johnson
Tina Johannsen
Scott Robinson
Richie Golden
Thom Little

Richard Dunn, Director
James Boylan
Chuck Mueller
Anna Truszczynski

The June 27, 2023 meeting of the Land Committee was called to order by Dwight Davis, Chairman of the Board of Natural Resources.

Chairman Davis called on Tim Lowe, Chairman of the Land Committee. Mr. Lowe called on Steve Friedman, Chief of Real Estate.

Mr. Friedman stated the first item on the agenda is requesting the granting of a Revocable License Agreement and Permanent Easement of up to 5.19± acres by the State Properties Commission (SPC) and General Assembly to Georgia Power Company at Sweetwater Creek State Park, Douglas County. He further stated Georgia Power has requested the RLA and PE to install an underground fiber optic line within an existing powerline right of way, in Sweetwater Creek State Park. He added the area is not Heritage Preserve dedicated, so a change of use is not necessary. He further added the easement requires a RLA be issued by the State Properties Commission and PE be granted by the General Assembly. He stated that since the RLA and PE is not solely for use by the Department, SPC will determine the appropriate consideration for this request.

A motion was made by Mr. Dellinger, seconded by Ms. Denney, and carried unanimously that the Committee recommends 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 5.19± acres by the State Properties Commission and General Assembly to Georgia Power, at Sweetwater Creek State Park, Douglas County.

Mr. Friedman stated the next item for consideration is requesting the granting of a Revocable License Agreement and Permanent Easement of up to 6,230 feet by the State Properties Commission and General Assembly to Trenton Telephone Company at Cloudland Canyon State Park, in Dade County. He further stated Trenton Telephone Company has requested the RLA and PE to install an underground fiber optic line along a county road to provide Wi-Fi to the interpretive center, cottages, and campground in Cloudland Canyon State Park. He added the easement requires an RLA to be issued by the State Properties Commission and a PE to be granted by the General Assembly. He further added that since the RLA and PE is solely for use by the Department, the Department recommends they be granted at no cost. He stated the easement area is Heritage Preserve designated, however, since the easement supports public recreation a change of use is not necessary.

A motion was made by Mr. Mr. DePriest, seconded by Ms. Addison, and carried unanimously that the Committee recommends 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 6,230 feet by the State Properties Commission and General Assembly to Trenton Telephone Company at Cloudland Canyon State Park, in Dade County.

Mr. Friedman stated the third item on the agenda is seeking approval to extend an existing lease agreement with the U. S. Fish and Wildlife Service for the 142± acres at Stephen C. Foster State Park, in Charlton County. He further stated the Department has leased Stephen C. Foster State Park from the U. S. Fish and Wildlife Service (USFWS) since 1965. He added the Park ins a primary entrance for the Okefenokee Swamp National Wildlife Refuge and provides excellent public recreation including fishing, overnight accommodations, picnicking, archery, hiking, and boating. He further added the current lease began in 2016 and runs until 2046, however, Parks would like to extend the lease three (3) years until 2049, because they are using Land and Water Conservations Funds (LWCF) to renovate the campground. He stated that LWCF requires the lease to be 25 years or more.

Mr. Friedman stated for the benefit of the public, the Department requests approval to extend the lease agreement at no cost with the USFWS, subject to State Properties Commission approval.

A motion was made by Mr. Denney, seconded by Ms. Addison, and carried unanimously that the Committee recommends the Board adopt the Resolution to authorize the Commissioner to seek State Properties Commission approval to extend an existing lease agreement with the U. S. Fish and Wildlife Service for the 142± acres at Stephen C. Foster State Park, in Charlton County.

Mr. Friedman stated the next item is seeking approval to enter into a third lease agreement until 2073 for the 1,361± acres at Lake Lanier Island with the U. S. Army Corps of Engineers (COE) and to enter into a fourth sublease amendment with the Lake Lanier Island Development Authority (LLIDA), in Gwinnett County. He further stated the U. S. Army Corps of Engineers has leased the property known as Lake Lanier Islands to the State since the lake reached full pool in the late 1950s. He added the current lease and sublease runs until 1997, and the Department has a sublease with LLIDA to manage the property. He further added the current lease runs until 2056. He stated bonds have been sold to build a new conference center, and private funding will build a new hotel for visitors to the islands and conference center. He further stated to secure private loans for the hotel, the lease with the COE and sublease needs a term of 50 years, therefore this third amendment to the COE lease and fourth amendment to the LLIDA sublease will each extend until 2073.

Mr. Friedman stated for the benefit of the public, the Department requests approval to enter into this third amendment with the COE and fourth amendment with the LLIDA until 2073 at Lake Lanier Islands. He further stated that upon approval by the Board, the lease and sublease amendments will be submitted to the State Properties Commission for approval at the next SPC meeting.

A motion was made by Mr. Denney, seconded by Ms. Addison, and carried unanimously that the Committee recommends the Board adopt the Resolution to authorize the Commissioner to seek State Properties Commission approval to enter into a third lease amendment until 2073 for the 1,361± acres Lake Lanier Islands with the U. S. Army Corps of Engineers and to enter into a fourth sublease amendment with the Lake Lanier Island Development Authority, Gwinnett County.

Mr. Friedman stated the final item is requesting a Revocable License Agreement (RLA) and Permanent Easement (PE) of up to 300 feet by the State Properties Commission and General Assembly to Georgia Power at Jack Hill State Park, in Tattnall County. He further stated the Department is installing an addition to the Visitor's Center at Jack Hill State Park and requested Georgia Power install power to it. He added that since the Visitor's Center is solely for use by the Department, the recommendation to the State Properties Commission is the easement be issued at no cost. He further added the area is Heritage Preserve dedicated, but the Visitor's Center is in line with the allowed uses within the designation, therefore a change of use is not necessary.

A motion was made by Mr. Jones, seconded by Ms. Addison, and carried unanimously that the Committee recommends 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 300 feet by the State Properties Commission and General Assembly to Georgia Power at Jack Hill State Park, Tattnall County.

There being no further business, the meeting was adjourned.