

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

**March 26, 2024
9:00 a.m.**

Committee Members

Charles DePriest, Acting Chair
Nancy Addison
Patrick Denney
Dan Garcia
Mark Hennessy
Brent Layton
Gary Vowell
Harley Yancey
Joe Hatfield, Board Chair, Ex-officio

Board Members

Duncan Johnson
Ray Lambert
Lesley Reynolds
Bodine Sinyard

Guests

Deb Buckner, GA Industry Government Coalition
Bryan Tolar, GA Urban Agriculture Council
Anna Edmondson, Robbins Government Relations

Staff Members

Walter Rabon, Commissioner
Thomas Barnard
Trevor Santos
Kyle Pearson
Kate Iannuzzi
Artica Gaston
Cathy Barnette
Alexus Thompson
Mike England
Steve Friedman
Doug Haymans
Angie Johnson
Thom Litts
Taylor Brown
Andre McLendon
Ellen Graham
Brent Womack

Jeff Cown, Director
James Boylan
Chuck Mueller
Anna Truszczynski

The March 26, 2024 meeting of the Land Committee was called to order by Joe Hatfield, Chairman of the Board of Natural Resources.

Chairman Hatfield appointed Charles DePriest as Acting Chair of the Land Committee, in the absence of Paul Shailendra, Chair.

Chairman Hatfield called on Mr. DePriest, Acting Chair of the Land Committee. Mr. DePriest called on Steve Friedman, Chief of Real Estate.

Mr. Friedman stated that Item A is requesting approval to purchase from Tean Jackson, 12± acres as an addition to the Altamaha Wildlife Management Area, Jackson Tract, in McIntosh County. He further stated that the Jackson Tract is located within the Altamaha River floodplain and is surrounded on two sides by the Altamaha Wildlife Management Area. He added that this acquisition will eliminate an inholding in the WMA, increase recreational opportunities, improve management, and permanently protect sandhill and wetland habitat. He further added that the Department will purchase the Tract with bond funds.

A motion was made by Mr. Garcia, seconded by Mr. Vowell, and carried unanimously that the Committee recommends the Board adopt the Resolution to authorize the Commissioner to seek State Properties Commission approval to purchase from Tean Jackson, 12± acres as an addition to the Altamaha Wildlife Management Area, Jackson Tract, in McIntosh County.

Mr. Friedman stated that Item B is requesting approval to accept by donation from LSP Properties, LLC, 4± acres as an addition to the Chattahoochee Fall Line Wildlife Management Area – Langdale Tract, Marion County, acquired in 2022. He further stated it will improve management and access for the public to the WMA.

A motion was made by Mr. Garcia, seconded by Mr. Denney, and carried unanimously that the Committee recommends the Board adopt the Resolution to authorize the Commissioner to seek State Properties Commission approval to accept by donation from LSP Properties, LLC, 4± acres as an addition to the Chattahoochee Fall Line Wildlife Management Area, in Marion County.

Mr. Friedman stated that Item C is requesting approval via Executive Order to demolish a beach day use building on Hard Labor Creek State Park, Morgan County. He further stated that during a 2022 winter storm, the beach day use building plumbing system was damaged and is

expensive to repair due to the pipes being inside cinder block walls. He added that in addition, the roof and siding need repair, and the cost to repair the building and bring it up to ADA compliance was determined to be more than it is worth. He further added that the proposal to remove the building so the area can be repurposed for guest services, constructing a 520 square foot ADA accessible building with restrooms, changing stalls, exterior rinse showers, concreted plaza, and food vendor spaces.

Mr. Friedman stated that structures of historical significance and/or 2,000 square feet and larger require an executive order authorizing their removal. He further stated the Office of the State Archeologist determined it is not historic, however, it is over 2,700 square feet. He added that subject to receiving the executive order, the Department will remove the beach day use building from the site.

A motion was made by Mr. Yancey, 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 via Executive Order to demolish a beach day use building on Hard Labor Creek State Park, in Morgan County.

Mr. Friedman stated that Item D is requesting approval of the Granting of a Revocable License Agreement and Permanent Easement of up to 0.5± acres by the State Properties Commission and General Assembly to Chatham County Department of Engineering at Wormsloe Historic Site, in Chatham County. He further stated that Chatham County Department of Engineering has requested a RLA and PE of up to 0.5± acres off of Flinn Drive, to improve an outlet pipe and drainage ditch already located on Wormsloe. He added that this work will improve stormwater drainage issues on Wormsloe. He further added that this request requires that a RLA be issued by the State Properties Commission and a Permanent Easement be granted by the General Assembly. He stated that Wormsloe is Heritage Preserve Designated; however, this work will not impair the character of Wormsloe, therefore a change of use is not required.

Mr. Friedman stated although the Revocable License Agreement and Permanent Easement will benefit the Department, since the Park is not the sole beneficiary, the State Properties Commission will determine the consideration of the Permanent Easement.

A motion was made by Mr. Layton, seconded by Mr. 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 0.5± acres by the State Properties

Commission and General Assembly to Chatham County Department of Engineering at Wormsloe Historic Site, in Chatham County.

Mr. Friedman stated that Item E is requesting approval of the Granting of a Revocable License Agreement (RLA) and Permanent Easement (PE) of up to 6.2± acres by the State Properties Commission and General Assembly to Tennessee Valley Authority (TVA) at Ft. Mountain State Park, in Murray County. He further stated the TVA has requested a RLA and PE of up to 6.2± acres for access along an existing road, to remove the existing tower, and to install and operate a new tower at the approximate location of the existing tower. He added that tower is needed for public safety, and the state will reserve the right for 3 positions on the new tower. He further added that this request requires that a RLA be issued by the State Properties Commissioner (SPC) and a PE be granted by the General Assembly. He stated that Ft. Mountain State Park is Heritage Preserve Designated; however, since a tower was on the park prior to the designation, and the tower will provide public safety for the Park visitors, a change of use is not required.

Mr. Friedman stated that although the RLA and PE will benefit the Department, since the Tower is not solely for the Department, the State Properties Commission will determine the consideration for the Permanent Easement.

A motion was made by Mr. Hennessy, seconded by Mr. Shailendra, 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 6.2± acres by the State Properties Commission and General Assembly to Tennessee Valley Authority (TVA) at Ft. Mountain State Park, Murray County.

Mr. Friedman stated that Item F is requesting approval of the Granting of a Revocable License Agreement (RLA) and Permanent Easement (PE) of up to 0.3± acres by the State Properties Commission and General Assembly to Georgia Power at Ft. Yargo State Park, in Barrow County. He further stated that Georgia Power Company has requested a RLA and PE of up to 0.3± acres to provide underground power to the Beach and Day use area on Ft. Yargo. He added that this request requires that a RLA be issued by the State Properties Commission (SPC) and a PE be granted by the General Assembly.

Mr. Friedman stated that since the RLA and PE will benefit the Department, the Department recommends they be granted at no cost. He further stated that this area is Heritage

Preserve dedicated, but the request supports the reasons for the designation, therefore a change of use is not necessary.

A motion was made by Ms. Addison, seconded by Mr. Shailendra, 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 0.3± acres by the State Properties Commission and General Assembly to Georgia Power at Ft. Yargo State Park, Barrow County.

There being no further business, the meeting was adjourned.