

The Senate Finance and Public Utilities Committee offered the following substitute to HR 1075:

#### A RESOLUTION

1 Authorizing the conveyance of certain state owned real property located in Houston County,  
2 Georgia, in exchange for certain other property in Georgia; authorizing the conveyance of  
3 certain state owned real property located in Fulton County, Georgia, in exchange for certain  
4 other property in Georgia; authorizing the conveyance of certain state owned property in  
5 Houston County, Georgia; to repeal conflicting laws; and for other purposes.

#### 6 WHEREAS:

7 (1) The State of Georgia is the owner of a certain tract of real property located in  
8 Houston County, Georgia;

9 (2) Said real property is all that tract or parcel of land, lying and being in Land Lots 230,  
10 231, 233, and 234 of the 5th District, of Houston County, Georgia, and is more  
11 particularly described on a plat of survey entitled "Boundary Survey for Georgia  
12 Department of Natural Resources," dated October 8, 1996, by V. T. Hammond, Georgia  
13 Registered Land Surveyor No. 2554, containing 544.02 acres and on file in the offices  
14 of the State Properties Commission, and may be more particularly described on a plat of  
15 survey prepared by a Georgia Registered Land Surveyor and presented to the State  
16 Properties Commission for approval;

17 (3) Said property is under the custody and management of the Department of Natural  
18 Resources;

19 (4) The United States Air Force is in need of expanding Robins Air Force Base in order  
20 to allow for the location of the Joint Surveillance, Tracking and Radar System;

21 (5) The location of the Joint Surveillance, Tracking and Radar System would be of great  
22 benefit to the local region and the State of Georgia;

23 (6) A coalition of Houston County and City of Warner Robins governmental entities has  
24 come together to help bring about the above-mentioned Robins Air Force Base  
25 expansion; and

26 (7) In furtherance of said expansion the above-mentioned coalition have proposed to  
27 exchange certain properties owned, or to be owned, by one or more members of the  
28 coalition for the above-described state owned property; and

## 1 WHEREAS:

2 (1) The State of Georgia is the owner of a certain tract of real property located in Fulton  
3 County, Georgia;

4 (2) Said real property is all that tract or parcel of land, lying and being in Land Lot 84  
5 of the 14th District, of Fulton County, Georgia, and is more particularly described on a  
6 drawing entitled "Georgia World Congress Center Property to be exchanged with Georgia  
7 Power Company", dated February 27, 2002, containing approximately 0.09 of one acre  
8 and on file in the offices of the State Properties Commission, and may be more  
9 particularly described on a plat of survey prepared by a Georgia Registered Land  
10 Surveyor and presented to the State Properties Commission for approval;

11 (3) Said property is under the custody and management of the Georgia World Congress  
12 Center;

13 (4) Georgia Power Company is the owner of a certain parcel adjoining the  
14 above-described state owned property and equal to its size;

15 (5) The Georgia World Congress Center is desirous of exchanging the above-described  
16 state owned property for the above-mentioned adjoining property owned by Georgia  
17 Power Company; and

18 (6) Georgia Power is desirous of making the above-mentioned exchange of properties;  
19 and

## 20 WHEREAS:

21 (1) The State of Georgia is the owner of a certain tract of real property located in  
22 Houston County, Georgia;

23 (2) Said real property is all that tract or parcel of land, lying and being in the upper 5th  
24 District of Houston County, Georgia, containing approximately 139.9 acres, and being  
25 part of Land Lots 83 and 84, and being more particularly described in a plat of survey by  
26 Cherokee Engineering Company dated June 1957, entitled "Property of the State of  
27 Georgia, Georgia Forestry Commission" (recorded in Map Book 4, page 266, in Houston  
28 County Deed Records) on file in the offices of the State Properties Commission, and may  
29 be more particularly described on a plat of survey prepared by a Georgia Registered Land  
30 Surveyor and presented to the State Properties Commission for approval;

31 (3) Said property is under the custody and management of the Georgia Forestry  
32 Commission;

33 (4) The Houston County Development Authority is desirous of acquiring the  
34 above-described state owned property for the purpose of enhancing growth in the region;  
35 and

(5) The Georgia Forestry Commission has no objection to this conveyance to the Houston County Development Authority.

NOW, THEREFORE, BE IT RESOLVED AND ENACTED BY THE GENERAL ASSEMBLY OF GEORGIA:

## **ARTICLE I**

### **SECTION 1.**

That the State of Georgia is the owner of the above-described real property and that in all matters relating to the conveyance of the real property the State of Georgia is acting by and through its State Properties Commission.

### **SECTION 2.**

That the above-described state owned real property may be conveyed by appropriate instrument to the appropriate local Houston County or City of Warner Robins governmental entity or entities by the State of Georgia, acting by and through the State Properties Commission in exchange for certain real properties owned by the appropriate local Houston County and City of Warner Robins governmental entity or entities; and said exchange shall be for tracts or parcels of real property of equal value and any difference in values of the tracts or parcels to be exchanged may be made equal by monetary consideration and such further consideration and provisions as the State Properties Commission shall in its discretion determine to be in the best interests of the State of Georgia.

### **SECTION 3.**

That the authorization in this resolution to convey the above-described property to the appropriate Houston County or City of Warner Robins governmental entity or entities in exchange for certain properties owned by the appropriate Houston County or City of Warner Robins governmental entity or entities shall expire three years after the date that this resolution becomes effective.

### **SECTION 4.**

That the State Properties Commission is authorized and empowered to do all acts and things necessary and proper to effect such exchange.

**SECTION 5.**

That the deed of conveyance or the above-described state owned property shall be recorded by the grantee in the Superior Court of Houston County and a recorded copy shall be forwarded to the State Properties Commission.

**SECTION 6.**

That custody of the above-described property shall remain in the custody of the Department of Natural Resources until the property is conveyed to the appropriate Houston County or City of Warner Robins governmental entity or entities.

**ARTICLE II****SECTION 7.**

That the State of Georgia is the owner of the above-described real property and that in all matters relating to the conveyance of the real property the State of Georgia is acting by and through its State Properties Commission.

**SECTION 8.**

That the above-described state owned real property may be conveyed by appropriate instrument to Georgia Power Company by the State of Georgia, acting by and through the State Properties Commission, in exchange for certain real property owned by Georgia Power Company; and said exchange shall be for tracts or parcels of real property of equal value as determined by the State Properties Commission to be in the best interest of the State of Georgia and such further consideration and provisions as the State Properties Commission shall in its discretion determine to be in the best interests of the State of Georgia.

**SECTION 9.**

That the authorization in this resolution to convey the above-described property to Georgia Power Company in exchange for certain property owned by Georgia Power Company shall expire three years after the date that this resolution becomes effective.

**SECTION 10.**

That the State Properties Commission is authorized and empowered to do all acts and things necessary and proper to effect such exchange.

**SECTION 11.**

That the deeds of conveyance of the above-described state owned property shall be recorded by the grantee in the Superior Court of Fulton County and a recorded copy shall be forwarded to the State Properties Commission.

**SECTION 12.**

That custody of the above-described state owned property shall remain in the Georgia World Congress Center until the property is conveyed to Georgia Power Company.

**ARTICLE III****SECTION 13.**

That the State of Georgia is the owner of the above-described real property and that in all matters relating to the conveyance of the real property the State of Georgia is acting by and through its State Properties Commission.

**SECTION 14.**

That the above-described state owned real property may be conveyed by appropriate instrument to the Houston County Development Authority for a consideration of \$686,000.00 and such further consideration and provisions as the State Properties Commission shall in its discretion determine to be in the best interest of the State of Georgia.

**SECTION 15.**

That, for a period of three years from the date the Houston County Development Authority acquires the above-described property, should the Houston County Development Authority determine the need to sell all or a portion of said property as surplus and not for a project within its statutory purposes, then before any disposition of such property, the State of Georgia acting by and through its State Properties Commission shall have the right to purchase said property for the consideration equal to the amount the Houston County Development Authority paid to the state for such property or portion thereof plus the value of any improvements made to such property.

**SECTION 16.**

That the authorization in this resolution to convey the above-described property to the Houston County Development Authority shall expire three years after the date that this resolution becomes effective.

**SECTION 17.**

That the State Properties Commission is authorized and empowered to do all acts and things necessary and proper to effect such exchange.

**SECTION 18.**

That the deed of conveyance of the above-described state owned property shall be recorded by the grantee in the Superior Court of Houston County and a recorded copy shall be forwarded to the State Properties Commission.

**SECTION 19.**

That custody of the above-described state owned property shall remain in the custody of the Georgia Forestry Commission until the property is conveyed to the Houston County Development Authority.

**ARTICLE IV****SECTION 20.**

That all laws and parts of laws in conflict with this resolution are repealed.