

The House Committee on State Institutions and Property offers the following substitute to SR 704:

#### A RESOLUTION

1 Authorizing the conveyance of certain state owned real property located in Richmond  
2 County, Georgia; authorizing the leasing of certain improved real property owned by the  
3 State of Georgia in Chatham County, Georgia; to provide effective dates; to repeal  
4 conflicting laws; and for other purposes.

#### 5 WHEREAS:

6 (1) The State of Georgia is the owner of a certain tract of real property located in  
7 Richmond County, Georgia, being a portion of the Georgia Golf Hall of Fame;

8 (2) Said property is all that tract or parcel of land lying and being in Richmond County,  
9 Georgia, being in the 87th GMD, containing approximately 4.25 acres and is more  
10 particularly described on a drawing prepared by the Georgia Golf Hall of Fame, and on  
11 file in the offices of the State Properties Commission;

12 (3) The Georgia Golf Hall of Fame Authority wishes to advertise for the development  
13 of a facility to be built on the above-described property a portion of which will be used  
14 as the museum for the Georgia Golf Hall of Fame with the remaining portion of the  
15 facility being occupied by either the developer of the site or other public or private sector  
16 entities; and

17 (4) The Georgia Golf Hall of Fame Authority has agreed to acquire the above-described  
18 state owned real property for the fair market value and the fair market value has been  
19 determined to be \$970,000.00; and

#### 20 WHEREAS:

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

23 (2) Said real property is all that certain lot, tract, or parcel of land, situate, lying and  
24 being in the 6th G.M. District of Chatham County, Georgia, consisting of 2.232 acres of  
25 land more particularly described as follows:

1 Commencing at a point located at the southwest corner of the intersection of the  
 2 rights-of-way of Eisenhower and Seawright Drives; running thence south 17° 30' west,  
 3 along the west edge of the right-of-way of Seawright Drive, for a distance of 300 feet  
 4 to a concrete monument, being the point of beginning; continuing thence south 17° 30'  
 5 west along the west edge of the right-of-way of Seawright Drive for a distance of 50  
 6 feet to a point; running thence north 72° 30' west for a distance of 179.95 feet to a  
 7 point; running thence south 86° 56' 30" west for a distance of 85.44 feet to a point;  
 8 running thence south 17° 30' west for a distance of 160 feet to a concrete monument;  
 9 running thence north 72° 30' west for a distance of 346 feet to a concrete monument;  
 10 running thence north 17° 30' east for a distance of 240 feet to a concrete monument;  
 11 running thence south 72° 30' east for a distance of 346 feet to a concrete monument;  
 12 continuing thence south 72° 30' east for a distance of 259.95 feet to a concrete  
 13 monument and the point of beginning; said 2.232 acre tract being also shown as a 1.906  
 14 acre tract plus a.326 acre tract on a certain survey plat dated June 14, 1974 and revised  
 15 September 16, 1974 prepared by Barrett & Exley, Inc. for the State of Georgia -  
 16 Department of Human Resources, a copy of said plat being hereto attached and a copy  
 17 being recorded in the office of the Clerk of the Superior Court of Chatham County,  
 18 Georgia in Plat or Map Record Book Y, Folio 61; said plat by reference being  
 19 incorporated herein and made a part hereof.

20 The above described tract being a portion of the property conveyed by deed dated May  
 21 18, 1959 from Chatham County, Georgia, a political subdivision of the State of  
 22 Georgia, through the Commissioners of Chatham County, Georgia, and ex-officio  
 23 Judges thereof to Chatham Chapter, Georgia Association for the Help of Retarded  
 24 Children, Incorporated, a Georgia corporation, with offices in Savannah, Georgia; said  
 25 deed, with a resolution attached, being recorded in the office of the Clerk of the  
 26 Superior Court of Chatham County, Georgia in Deed Record Book 72 K's, Folio 264;

- 27 (3) Said property is under the custody of the Department of Human Resources;  
 28 (4) Said parcel is currently rented to Coastal Center for Developmental Services, Inc.;  
 29 (5) Coastal Center for Developmental Services, Inc., is desirous of leasing the  
 30 above-described state property in order to make certain improvements; and  
 31 (6) The Department of Human Resources has no objection to the leasing of the  
 32 above-described property.

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

## 1 PART I

## 2 SECTION 1.

3 That the State of Georgia is the owner of the above-described real property and that all  
4 matters relating to the conveyance of the real property interest the State of Georgia is acting  
5 by and through the State Properties Commission for consideration of \$970,000.00 and such  
6 further consideration and provisions as the State Properties Commission shall in its discretion  
7 determine to be in the best interest of the State of Georgia.

## 8 SECTION 2.

9 That the above-described property shall not be conveyed to the Georgia Golf Hall of Fame  
10 Authority until after the State Properties Commission has reviewed and approved the process  
11 of selecting the developer of the site considered in this resolution.

## 12 SECTION 3.

13 That the Georgia Golf Hall of Fame Authority shall have the authority to approve all tenants  
14 in the facility to be developed.

## 15 SECTION 4.

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

## 18 SECTION 5.

19 That the deed of conveyance shall be recorded by the grantee in the Superior Court of  
20 Richmond County and a recorded copy shall be forwarded to the State Properties  
21 Commission.

## 22 PART II

## 23 SECTION 6.

24 That the State of Georgia is the owner of the referenced hereinabove described improved real  
25 property located in Chatham County, Georgia, and that, in all matters relating to the leasing  
26 of said property, the State of Georgia is acting by and through its State Properties  
27 Commission.

## 28 SECTION 7.

29 That the State of Georgia, acting by and through its State Properties Commission, is  
30 authorized to lease the hereinabove described tract of improved property to Coastal Center

1 for Developmental Services, Inc., for a period of ten years commencing with the execution  
2 of the lease agreement.

3 **SECTION 8.**

4 That the consideration for such lease shall be \$1,000.00 per year and such other terms and  
5 conditions as may be determined by the State Properties Commission to be in the best  
6 interests of the State of Georgia.

7 **SECTION 9.**

8 That any sublease of subject property must be approved by the State Properties Commission,  
9 and any remuneration resulting from a sublease in excess of \$1,000.00 per year is to be  
10 remitted to the State of Georgia.

11 **SECTION 10.**

12 That the authorization of this resolution to lease the above-described property to Coastal  
13 Center for Developmental Services, Inc., shall expire three years after the date that this  
14 resolution becomes effective.

15 **SECTION 11.**

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

18 **SECTION 12.**

19 That this lease agreement shall be recorded by the lessee in the Superior Court of Chatham  
20 County and a recorded copy shall be forwarded to the State Properties Commission.

21 **PART III**

22 **SECTION 13.**

23 (a) Except as otherwise provided in subsection (b) of this section, this resolution shall  
24 become effective upon its approval by the Governor or upon its becoming law without such  
25 approval.

26 (b) Part I of this resolution shall become effective on July 1, 2004.

27 **SECTION 14.**

28 All laws and parts of laws in conflict with this resolution are repealed.