

House Resolution 95

By: Representatives Neal of the 1st, Greene of the 149th, Jerguson of the 22nd, Buckner of the 130th, Davis of the 109th, and others

A RESOLUTION

1 Authorizing the conveyance of certain State owned real property located in Appling County,
 2 Georgia; authorizing the exchange of certain state owned real property in Burke County,
 3 Georgia; authorizing the leasing of certain state owned real property located in Calhoun
 4 County, Georgia; authorizing the conveyance of certain state owned real property located in
 5 Carroll County, Georgia; authorizing the conveyance of certain state owned real property
 6 located in Colquitt County, Georgia; authorizing the leasing of certain state owned real
 7 property in Fulton County, Georgia; authorizing the conveyance of certain state owned real
 8 property located in Lowndes County, Georgia; authorizing the sale of certain state owned
 9 real property located in Monroe County, Georgia; authorizing the conveyance of and the
 10 lease of certain state owned real properties located in Stephens County, Georgia; authorizing
 11 the conveyance of and the lease of certain state owned real properties located in Toombs
 12 County, Georgia; authorizing the conveyance of certain state owned real property located in
 13 Upson County; to provide an effective date; and for other purposes.

14 WHEREAS:

- 15 (1) The State of Georgia is the owner of a certain parcel of real property located in
 16 Appling County, Georgia;
- 17 (2) Said real property is all that tract or parcel lying and being in Land Lots 191 and 234
 18 of the 2nd Land District and Georgia Militia District 1297 of Appling County and
 19 containing approximately 2.74 acres along State Route 15 and is more particularly
 20 described on a plat of survey highlighted in yellow entitled "Right-of-Way Plan for
 21 Georgia Department of Transportation" last revised on July 14, 2008, and being on file
 22 in the offices of the State Properties Commission, and may be more particularly described
 23 on a plat of survey prepared by a Georgia registered land surveyor and presented to the
 24 State Properties Commission for approval;
- 25 (3) Said property is under the custody of the State Forestry Commission;
- 26 (4) The Department of Transportation is improving the road as a portion of Project
 27 EDS-545(28), P.I. 522300, Parcel 45;

28 (5) The Department of Transportation requires that the above-described property be
29 owned in the name of the Department of Transportation and will purchase property from
30 the state for fair market value including cost to cure any damages;

31 (6) The State Forestry Commission, at its meeting of February 9-10, 2009, approved the
32 conveyance of the above-described property to the Department of Transportation; and

33 WHEREAS:

34 (1) The State of Georgia is the owner of a certain parcel of real property located in Burke
35 County, Georgia;

36 (2) Said parcel is all that tract or parcel of land lying and being in Georgia Militia
37 District 68 of Burke County described as commencing at course L5 then continuing and
38 including course EL1 to course R14 to the gate location then reconvening at course R24
39 then continuing to and ending at course R26 and containing approximately 3.3 acres,
40 being more particularly described as a 30 foot-wide access easement on a plat of survey
41 "Property Survey for Stuart Rackley" prepared by Warren E. Poythress, Georgia
42 Registered Land Surveyor No. 1953, dated April 28, 2009, revised March 15, 2010, and
43 may be more particularly described on a plat of survey prepared by a Georgia registered
44 land surveyor and presented to the State Properties Commission for approval; and

45 (3) The above-described property provides access to property owned by Stuart Rackley
46 adjacent to the Yuchi Wildlife Management Area which is under the custody of the
47 Department of Natural Resources;

48 (4) Stuart Rackley is the owner of the underlying fee interest to approximately 57.86
49 acres on which a conservation easement to the state was conveyed on December 31,
50 2010, as described on the same plat;

51 (5) Stuart Rackley is desirous of the state conveying the above-described 3.3 acre
52 easement in exchange for a 30 foot-wide access easement of approximately 0.7 of an acre
53 from Stuart Rackley commencing at course R4 then continuing to course R7 then
54 reconvening at course R14 then continuing to and ending at course R24 on the same plat,
55 and the consideration of the value of the conservation easement conveyed to the state on
56 December 31, 2010;

57 (6) Stuart Rackley and the Department of Natural Resources have reached an agreement
58 for the exchange of easements which is advantageous to the state;

59 (7) The Board of Natural Resources, by resolution dated October 27, 2010,
60 recommended the exchange of easements as described above; and

61 WHEREAS:

62 (1) The State of Georgia is the owner of certain parcels of real property located in
63 Calhoun County, Georgia;

64 (2) Said property is all that tract or parcel of land lying and being in Lot 176th of the 1st
65 District of Calhoun County containing 1 acre and being more particularly described in
66 a deed recorded in the Superior Court of Calhoun County in Deed Book V Folio 431 and
67 being on file in the offices of the State Properties Commission and more specifically
68 described in that aerial drawing locating a Forestry tower at the intersection of Tower
69 Drive SE and Hartford Street East in the City of Edison, Georgia, and may be more
70 particularly described on a plat of survey prepared by a Georgia registered land surveyor
71 and presented to the State Properties Commission for approval;

72 (3) The above-described property is in the custody of the State Forestry Commission;

73 (4) The West Georgia Consortium Housing Authority is desirous of leasing for \$10.00
74 a portion of the tower on the property to locate and operate a video security system
75 through June 30, 2025, on that tower;

76 (5) By resolution dated June 24, 2010, the State Forestry Commission recommended the
77 leasing of said property; and

78 WHEREAS:

79 (1) The State of Georgia is the owner of a certain parcel of real property located in
80 Carroll County, Georgia;

81 (2) Said real property is all that tract or parcel lying and being in Land Lot 219 of the 5th
82 Land District of Carroll County and containing approximately 0.72 of one acre and is
83 more particularly described on a plat of survey entitled "Right-of-Way Plan, Carroll
84 County" last revised on March 22, 2010, and prepared by Douglas C. Crawford, Georgia
85 Registered Land Surveyor #1833 and being on file in the offices of the State Properties
86 Commission; and may be more particularly described on a plat of survey prepared by a
87 Georgia registered land surveyor and presented to the State Properties Commission for
88 approval;

89 (3) Said property is under the custody of the Technical College System of Georgia at
90 West Georgia Technical College;

91 (4) There is heavy traffic causing safety concerns near Olympic Road and Georgia
92 Highway 16, which will be compounded by new buildings at West Georgia Technical
93 College;

94 (5) The Carroll County Board of Commissioners has agreed to and intends to construct
95 and maintain a safer road, and as a condition of maintaining it requires that the

96 above-described property be owned in the name of the Carroll County Board of
97 Commissioners;

98 (6) The State Board of Technical and Adult Education, at its meeting of November 4,
99 2010, approved the conveyance of the above-described property to the Carroll County
100 Board of Commissioners for \$10.00; and

101 WHEREAS:

102 (1) The State of Georgia is the owner of a certain parcel of real property located in
103 Carroll County, Georgia;

104 (2) Said real property is all those tracts or parcels of land having been purchased from
105 the development authority of the City of Bowdon for \$2,000.00, lying and being in Land
106 Lot 157 of the 9th Land District of Carroll County, Georgia, containing approximately
107 2.0 acres, as shown on a plat of survey entitled "State of Georgia, Department of
108 Agriculture" dated May 16, 1994, prepared by Keck & Wood Engineers and Surveyors,
109 approved by Ross Lynn, and on file in the offices of the State Properties Commission as
110 Real Property Record 08701, and may be more particularly described on a plat of survey
111 prepared by a Georgia registered land surveyor and presented to the State Properties
112 Commission for approval;

113 (3) Said tract or parcel was formerly the site of the Bowdon Poultry Lab, now under the
114 custody of the Department of Agriculture and no longer in operation;

115 (4) The City of Bowdon is desirous of acquiring the above-described property for
116 \$2,000.00 for public purposes, specifically for operation of a free medical clinic in an
117 economically depressed area, and on December 15, 2010, approved a resolution to that
118 effect; and on January 14, 2011, the development authority of the City of Bowdon
119 consented to the purchase of the property by the city;

120 (5) By letter dated January 13, 2011, the Commissioner of Agriculture recommended
121 that the above-described property be declared surplus and conveyed to the City of
122 Bowdon for fair market value as determined by the State Properties Commission for
123 public purpose, in this instance for operation of a free medical clinic in Bowdon; and

124 WHEREAS:

125 (1) The State of Georgia is the owner of a certain parcel of real property located in
126 Colquitt County, Georgia;

127 (2) Said real property is all those tracts or parcels of land lying and being in Land Lot
128 260 of the 8th District of Colquitt County, Georgia, containing approximately 5 acres
129 being the same property from the Colquitt County Board of Commissioners on May 14,
130 1962, for \$1.00 as Real Property Record 01904, and on file in the offices of the State

131 Properties Commission, and may be more particularly described on a plat of survey
132 prepared by a Georgia registered land surveyor and presented to the State Properties
133 Commission for approval;

134 (3) Said tract or parcel was formerly the site of Moultrie Armory, now under the custody
135 of the Department of Defense and no longer in operation;

136 (4) The Colquitt County Board of Education is desirous of acquiring the above-described
137 property for the public purpose of locating its kindergarten program;

138 (5) By letter dated January 21, 2011, the adjutant general stated that all activities
139 associated with the above-described property have been relocated to a new location and
140 declared the property surplus to the needs of the department and recommended that the
141 above-described property be conveyed to the Colquitt County Board of Education for
142 \$10.00 to be used for public purpose; and

143 WHEREAS:

144 (1) The State of Georgia is the owner of certain parcels of real property located in Fulton
145 County, Georgia;

146 (2) Said property is all that tract or parcel of land lying and being in Land Lot 78th of
147 the 14th District of Fulton County containing approximately 1.4 acres and being more
148 particularly described Tract Parcels "1," "2," and "3" on a drawing entitled "Property
149 Breakout Sketch (Green Lot – CFHOF)" dated January 21, 2011, and being on file in the
150 offices of the State Properties Commission and may be more particularly described on
151 a plat of survey prepared by a Georgia registered land surveyor and presented to the State
152 Properties Commission for approval;

153 (3) The above-described tract parcels comprise a portion of the Geo. L. Smith II Georgia
154 World Congress Center campus which is in the custody of the Department of Economic
155 Development and managed by the Geo. L. Smith II Georgia World Congress Center
156 Authority through that certain management agreement dated April 8, 1974, and
157 subsequently amended;

158 (4) The State of Georgia is the owner of certain parcels of real property adjacent to the
159 above-described property also lying and being in Land Lot 78th of the 14th District of
160 Fulton and being more particularly described as "Central of Georgia Railroad" which is
161 leased to CSX Transportation under that certain lease which expires December 31, 2019,
162 and being on file in the offices of the State Properties Commission;

163 (5) The Department of Economic Development, by and through the Geo. L. Smith II
164 Georgia World Congress Center Authority, desires to: (i) construct a new parking deck;
165 (ii) construct a new entranceway from Marietta Street to the Geo. L. Smith II Georgia
166 World Congress Center; (iii) extend Baker Street and abandon Foundry Street; and

167 (iv) remodel office space in Building A of the Geo. L. Smith II Georgia World Congress
 168 Center together with optional connecting pedestrian walkways on Tracts 1 and 2,
 169 respectively, for the enhancement of a proposed College Football Hall of Fame facility
 170 through the issuance of not more than \$10,000,000.00 in principal amount of general
 171 obligation bonds as authorized in Section 50 of the General Appropriations Act for state
 172 fiscal year 2010-2011 (Ga. L. 2010, Volume One, Book Two Appendix, p. 160 of 164,
 173 Act No. 684)[BOND # 78] from state general funds. In addition to the above bond
 174 issuance, an additional \$10,000,000.00 bond request will be made for the Fiscal Year
 175 2012 budget;

176 (6) Atlanta Hall Management, Inc., desires leasing Tract 3 for 30 years with four renewal
 177 options of five years each, provided that Atlanta Hall Management, Inc., maintains
 178 licensing and authorization from the National Football Foundation for operation of the
 179 College Football Hall of Fame, that certain plans and specifications for the College
 180 Football Hall of Fame are approved by the state, and that the lease of the "Primary Lease
 181 Parcel" is made upon other specified stipulations and terms and conditions as more
 182 particularly set forth in the resolution:

183 (A) State approval through Geo. L. Smith II Georgia World Congress Center Authority
 184 of exterior design plans for the College Football Hall of Fame facility;

185 (B) The use of a certain number of parking spaces in the state's above-proposed
 186 parking deck;

187 (C) Grant of a right of first offer to Atlanta Hall Management, Inc., for a period of ten
 188 years from the commencement date of the ground lease for the lease certain air rights
 189 above the existing parking deck structure, provided that any new lease of such air rights
 190 will be presented to the General Assembly for approval; and

191 (D) The granting of nonexclusive appurtenant easements for the use and enjoyment of
 192 the College Football Hall of Fame facility for the term of the lease which may be more
 193 particularly described on a plat of survey prepared by a Georgia registered land
 194 surveyor and presented to the State Properties Commission for approval; and

195 WHEREAS:

196 (1) The State of Georgia is the owner of a certain parcel of real property located in
 197 Lowndes County, Georgia;

198 (2) Said real property is a 0.771 of an acre parcel or tract lying and being in Land Lot 76,
 199 and is described as Parcel 3 on those plans dated January 18, 2011 and entitled "State of
 200 Georgia Department of Transportation, Office: District 4 – Tifton, Utility Plan Drawing
 201 24-002, Sheet 19 of 66" for Georgia Department of Transportation Project
 202 BR000-0000-00 (684) Lowndes County, P.I. 000684, and may be more particularly

203 described on a plat of survey prepared by a Georgia registered land surveyor and
204 presented to the State Properties Commission for approval;

205 (3) The above-described property is in the custody of the Department of Agriculture and
206 is known as the Valdosta Farmers Market;

207 (4) The City of Valdosta is improving and replacing Tucker Bridge Road at Dukes Bay
208 Canal as a portion of Georgia Department of Transportation Project BR000-0000-00
209 (684) Lowndes County, P.I. 000684, and Parcel 3 of the project is a state owned unused
210 parcel of approximately 0.771 of an acre at the rear of the 28 acre Valdosta Farmers
211 Market;

212 (5) The City of Valdosta requires that the above-described property be owned in its name
213 and will purchase property from the state for \$10.00 and cost to cure any damages;

214 (6) In consideration of the improved safety and traffic resulting from the project, the
215 Commissioner of Agriculture in a letter dated January 19, 2011, approved the conveyance
216 of the above-described property to the City of Valdosta for \$10.00; and

217 WHEREAS:

218 (1) The State of Georgia is the owner of a certain parcel of real property located in
219 Monroe County, Georgia;

220 (2) Said real property is all that approximately 3 acre parcel or tract lying and being in
221 Land Lot 214 of the 6th District and described on a survey titled "Survey of Proposed Site
222 of Georgia State Patrol Station for Monroe County" by H.C. Kendrick, Jr., Georgia
223 Registered Land Surveyor Number 1592, dated September 9, 1969, and recorded with the
224 June 11, 1970, deed from the Commissioners of Roads and Revenues for Monroe County
225 in Book 85 Folio 71 in the Office of the Clerk of Superior Court of Monroe County, a
226 copy of which is on file as Real Property Record #5041 in the offices of the State
227 Properties Commission and may be more particularly described on a plat of survey
228 prepared by a Georgia registered land surveyor and presented to the State Properties
229 Commission for approval;

230 (3) The above-described property is in the custody of the Department of Public Safety
231 and is known as State Patrol Post 44 in Forsyth, Georgia;

232 (4) The post which the county built in 1969 has outlived its useful life and the county has
233 offered to fully finance both demolition of the current post and construction of new post
234 facilities not to exceed a cost of \$750,000.00;

235 (5) The Board of Public Safety at its November 18, 2010, meeting approved a resolution
236 in support of the conveyance of the property to the Commissioners of Roads and
237 Revenues for Monroe County with the stipulations that the Commissioners construct a
238 new post to the department's specifications, not to exceed \$750,000.00, and after

239 construction convey to the state a deed for the three improved acres with a clause of
240 reversion to the Commissioners of Roads and Revenues for Monroe County if the
241 property ever ceases to be used for public purpose as determined by the state;

242 (6) The county and state shall enter into an agreement to construct, and in the event the
243 General Assembly fails to authorize conveyance of the property to the county, the county
244 shall nevertheless complete construction of the new headquarters and barracks for use by
245 the Department of Public Safety as Georgia State Patrol Post 44;

246 (7) In the event that the property is conveyed to the county and the county is legally
247 prohibited from transferring fee simple title to the State of Georgia upon completion of
248 construction, the county will grant the State of Georgia an estate for years until such time
249 as fee simple title can be conveyed;

250 (8) The Monroe County Commissioners approved a resolution on December 21, 2010,
251 approving the stipulations above and that the commissioners construct a new post to the
252 department's specifications, not to exceed \$750,000.00, and after construction convey to
253 the state a deed for the three improved acres with a clause of reversion to the
254 Commissioners of Roads and Revenues for Monroe County if the property ever ceases
255 to be used for public purpose as determined by the state; and

256 WHEREAS:

257 (1) The State of Georgia is the owner of a certain parcel of real property located in
258 Stephens County, Georgia;

259 (2) Said real property is all that tract or parcel lying and being in Georgia Militia District
260 267 of Stephens County described as 0.244 of an acre titled Parcel 59 on Sheet 16 of 37
261 of a drawing by Arcadis for the Georgia Department of Transportation entitled RIGHT
262 OF WAY MAP, dated May 30, 2006, and being on file in the offices of the State
263 Properties Commission and may be more particularly described on a plat of survey
264 prepared by a Georgia registered land surveyor and presented to the State Properties
265 Commission for approval;

266 (3) Said property is under the custody of the State Forestry Commission as part of the
267 1.8 acre property known as the Stephens County District Office, which has been declared
268 surplus and authorized in Ga. L. 2010, p. 1017 to sell by competitive bid;

269 (4) The Department of Transportation is improving the S.R. 17 and 17 Alternate on the
270 southwest side of Highway 17 west of Meadowbrook Dive in Eastanolee, Georgia, as a
271 portion of Project EDS-545(37) Stephens County, P.I. 122260, 0.244 of an acre Parcel
272 59;

273 (5) The Department of Transportation requires that the above-described property be
274 owned in the name of the Department of Transportation and will purchase property from
275 the state for fair market value including cost to cure any damages;

276 (6) The State Forestry Commission, at its meeting of November 2, 2010, approved the
277 conveyance of the above-described property to the Department of Transportation; and

278 WHEREAS:

279 (1) The State of Georgia is the owner of a certain parcel of real property located in
280 Stephens County, Georgia;

281 (2) Said real property is all that tract or parcel lying and being in Georgia Militia District
282 440 of Stephens County and containing approximately 1.06 acres as shown on a plat of
283 survey dated April 2, 2009, by Russell Bartlett, Registered Georgia Surveyor # 2114 for
284 Stephens County Board of Commissioners and may be more particularly described on a
285 plat of survey prepared by a Georgia registered land surveyor and presented to the State
286 Properties Commission for approval, which is a portion of that 3.99 acre property
287 conveyed to the State of Georgia on July 2, 1968, for \$10.00 from the Board of
288 Commissioners of Roads and Revenues of Stephens County and recorded in Deed Book
289 100 Pages 61-63 and Plat Book 5 Page 43 as Real Property Record #4333;

290 (3) Said property is under the custody of the Department of Public Safety and is known
291 as State Patrol Post 7, such post having been constructed at the expense of Stephens
292 County;

293 (4) To improve public safety, the Board of Commissioners of Stephens County desires
294 to build a fire station on that 1.06 acre parcel, which would be 100 percent financed,
295 constructed, and insured by the county and which would be easily accommodated without
296 diminishing the department's use of the property;

297 (5) The department supports and has approved the construction and operation of such fire
298 station and a 25 year lease of the property; consideration would be the value of the fire
299 station improvement and increased public safety and additional improvements made in
300 2010 to the existing state patrol post by the county of approximately \$2,700.00;

301 (6) The Board of Commissioners of Stephens County approved on June 15, 2010, a
302 resolution requesting a long-term lease of the 1.06 acres for the construction of such a fire
303 station with those considerations;

304 (7) The Board of Public Safety at its meeting of June 24, 2010, approved a long-term
305 ground lease of the 1.06 acre above-described property to the Board of Commissioners
306 of Roads and Revenues of Stephens County for such consideration; and

307 WHEREAS:

308 (1) The State of Georgia is the owner of two certain parcels of real property totaling 1.02
309 acres located in Toombs County, Georgia;

310 (2) Said first parcel of such real property is all that parcel described as Parcel A ("the
311 lease area") of land lying and being in Georgia Militia District 1823 of Toombs County
312 containing a total of approximately 0.55 of an acre as shown on a plat of survey entitled
313 "A New Automotive Technology Building at Southeastern Technical College" dated
314 January 5, 2010, and prepared by Marty A. McLeod, Georgia Registered Land Surveyor.
315 Said second parcel of such real property is all that parcel described as Parcel B (for
316 Non-Exclusive Access) lying and being in the same district and containing a total of
317 approximately 0.47 of an acre as shown on the same plat of survey and being on file in
318 the offices of the State Properties Commission, and may be more particularly described
319 on a plat of survey prepared by a Georgia registered land surveyor and presented to the
320 State Properties Commission for approval;

321 (3) The State Board of Technical and Adult Education, at its meeting of February 4,
322 2010, approved the granting of a 25 year ground lease for \$1.00 of approximately 1.02
323 total acres to the Southeastern Early College and Career Academy for use as a site to
324 construct, access, and operate a career academy on the above-described property at the
325 Southeastern Technical College in Vidalia;

326 (4) At the same meeting the board approved granting a revocable license over the two
327 parcels of above-described property, and such request was approved by the State
328 Properties Commission on June 18, 2010;

329 (5) The Southeastern Early College and Career Academy is desirous of leasing the
330 above-described property with access until the lease is extinguished in order to construct,
331 access, and operate the Southeastern Early College and Career Academy. A single
332 building is being constructed partially on lease area and on nonlease area and will cost
333 a total of \$6,778,000.00, of which SECCA will contribute \$2,778,000.00 for the academy
334 portion on the lease area. The remaining \$4,000,000.00 for the technical college side the
335 building on the nonlease area will be paid from FY-2008B and 2009B bond funds
336 established under Project No. TCSG-237, Automotive Technology Building,
337 Southeastern Technical College, allowing students to earn credits toward both a high
338 school diploma and a technical diploma or certificate; and

339 WHEREAS:

340 (1) The State of Georgia is the owner of certain parcels of real property located in
341 Toombs County, Georgia;

342 (2) Said real property is both of those tracts or parcels of land lying and being in the
343 1536 Georgia Militia District of Toombs County, Georgia, containing approximately 2.86
344 acres being the same property acquired from B. K. Parker on August 15, 1956, for
345 \$4,000.00 as Real Property Record 01334.01, and containing approximately 2.1 acres
346 being the same property acquired from B. K. Parker on May 27, 1958, for \$1,000.00 as
347 Real Property Record 01334.02, and on file in the offices of the State Properties
348 Commission, and may be more particularly described on a plat of survey prepared by a
349 Georgia registered land surveyor and presented to the State Properties Commission for
350 approval;

351 (3) Said tract or parcel was formerly the site of Lyons Armory, now under the custody
352 of the Department of Defense and no longer in operation;

353 (4) The City of Lyons is desirous of acquiring the above-described property for a sum
354 equivalent to the outstanding general obligation bonds remaining on the project, to be
355 used for public use, and passed a resolution on January 18, 2011, agreeing to such
356 conditions;

357 (5) By letter dated January 21, 2011, the adjutant general stated that all activities
358 associated with the above-described property have been relocated to a new location and
359 declared the property surplus to the needs of the department and recommended that the
360 above-described property be conveyed to the City of Lyons for the amount of outstanding
361 general obligation bonds to be used for public purpose; and

362 WHEREAS:

363 (1) The State of Georgia is the owner of certain parcels of real property located in Upson
364 County, Georgia;

365 (2) Said real property is those tracts or parcels of land lying and being in the Land Lots
366 219 and 224 of the 219 and 224 District of Upson County, Georgia, containing
367 approximately 7.05 acres being the same property acquired from the City of Thomaston
368 on March 07, 1949, for \$1.00 as Real Property Record 01369.01, and containing
369 approximately 3.4 acres, less approximately 0.9297 of one acre taken from the
370 aforementioned 3.4 acres parcel that was transferred back to the City of Thomaston on
371 May 3, 1955, for \$1.00 as Real Property Record 01371, and 3.08 acres being the same
372 property acquired from the City of Thomaston on January 18, 1955, for \$1.00 as Real
373 Property Record 01369.02, and 0.86 acres being the same property acquired from the City
374 of Thomaston on May 3, 1955, for \$1.00 as Real Property Record 01370, and 0.601 of
375 an acre being the same property acquired from the Trustees of Stanford Ellington Post
376 No. 6447, Department of Georgia on April 28, 1955, for \$1.00 as Real Property Record
377 01372 on file in the offices of the State Properties Commission, and may be more

378 particularly described on a plat of survey prepared by a Georgia registered land surveyor
379 and presented to the State Properties Commission for approval;

380 (3) Said tract or parcel was formerly the site of Thomaston Armory, now under the
381 custody of the Department of Defense and no longer in operation;

382 (4) The City of Thomaston is desirous of acquiring the above-described property, to be
383 used for public use, and passed a resolution on October 19, 2010, agreeing to such
384 conditions;

385 (5) By letter dated January 21, 2011, the adjutant general stated that all activities
386 associated with the above-described property have been relocated to a new location and
387 declared the property surplus to the needs of the department and recommended that the
388 above-described property be conveyed to the City of Thomaston for the amount of
389 outstanding general obligation bonds and used for public purpose if the Department of
390 Defense is appropriated sufficient funding to renovate the recently relocated armory at
391 the former Lorenzo Benn Youth Development Center.

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

394 **ARTICLE I**
395 **SECTION 1.**

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

399 **SECTION 2.**

400 That the above-described real property may be conveyed by appropriate instrument by the
401 State of Georgia, acting by and through its State Properties Commission, to the Department
402 of Transportation for a consideration of fair market value and any cost to cure damages and
403 such further consideration and provisions as the State Properties Commission shall in its
404 discretion determine to be in the best interest of the State of Georgia.

405 **SECTION 3.**

406 That the authorization in this resolution to convey the above-described property shall expire
407 three years after the date this resolution is enacted into law and approved by the State
408 Properties Commission.

409 **SECTION 4.**

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

412 **SECTION 5.**

413 That the deed of conveyance shall be recorded by the grantee in the Superior Court of
414 Appling County and a recorded copy shall be forwarded to the State Properties Commission.

415 **SECTION 6.**

416 That custody of the above-described property shall remain in the State Forestry Commission
417 until the property is conveyed.

418 **ARTICLE II**

419 **SECTION 7.**

420 That the State of Georgia is the owner of the above-described real property easement in
421 Burke County and that in all matters relating to the exchange of the real property, the State
422 of Georgia is acting by and through its State Properties Commission.

423 **SECTION 8.**

424 That the State of Georgia acting by and through its State Properties Commission is
425 authorized to convey the above-described property easement to Stuart Rackley in exchange
426 for Stuart Rackley conveying to the State of Georgia a 30 foot-wide access easement of
427 approximately 0.7 of an acre; a conservation easement on approximately 57.86 acres which
428 was conveyed on December 31, 2010, to the State of Georgia in custody of the Department
429 of Natural Resources; and such further consideration and provisions as the State Properties
430 Commission shall in its discretion determine to be in the best interest of the State of Georgia.

431 **SECTION 9.**

432 That the authorization in this resolution to convey the above-described easement shall expire
433 three years after the date this resolution becomes effective.

434 **SECTION 10.**

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

437 **SECTION 11.**

438 That the exchanged easements shall be recorded by the grantee in the Superior Court of
439 Burke County and a recorded copy shall be forwarded to the State Properties Commission.

440 **SECTION 12.**

441 That custody of the above-described easement shall remain in the Department of Natural
442 Resources until the easement is conveyed.

443 **ARTICLE III**

444 **SECTION 13.**

445 That the State of Georgia is the owner of the above-described real property located in
446 Calhoun County and that in all matters relating to the leasing of the real property, the State
447 of Georgia is acting by and through its State Properties Commission.

448 **SECTION 14.**

449 That the State of Georgia, acting by and through its State Properties Commission, is
450 authorized to lease the above-described real property to the West Georgia Consortium
451 Housing Authority through June 30, 2025, to locate and operate a video security system for
452 a consideration of \$10.00 and such further terms and conditions as determined by the State
453 Properties Commission to be in the best interest of the State of Georgia.

454 **SECTION 15.**

455 That the State Properties Commission is authorized and empowered to do all acts and things
456 necessary and proper to effect such lease, including the execution of all necessary
457 documents.

458 **SECTION 16.**

459 That the lease shall be recorded by the lessee in the Superior Court of Calhoun County and
460 a recorded copy shall be forwarded to the State Properties Commission.

461 **SECTION 17.**

462 That the authorization to lease the above-described property shall expire three years after the
463 date this resolution becomes effective.

464 ARTICLE IV

465 SECTION 18.

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

469 SECTION 19.

470 That the above-described real property may be conveyed by appropriate instrument by the
471 State of Georgia, acting by and through its State Properties Commission, to the Carroll
472 County Board of Commissioners for a consideration of \$10.00 and such further consideration
473 and provisions as the State Properties Commission shall in its discretion determine to be in
474 the best interest of the State of Georgia.

475 SECTION 20.

476 That the authorization in this resolution to convey the above-described property shall expire
477 three years after the date this resolution is enacted into law and approved by the State
478 Properties Commission.

479 SECTION 21.

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

482 SECTION 22.

483 That the deed of conveyance shall be recorded by the grantee in the Superior Court of Carroll
484 County and a recorded copy shall be forwarded to the State Properties Commission.

485 SECTION 23.

486 That custody of the above-described property shall remain in the Technical College System
487 of Georgia until the property is conveyed.

488 ARTICLE V

489 SECTION 24.

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

493 **SECTION 25.**

494 That the above-described property may be conveyed by appropriate instrument by the State
495 of Georgia, acting by and through its State Properties Commission, to the City of Bowden
496 for a consideration of \$2,000.00 so long as the property is used for public purpose,
497 specifically for operation of a free medical clinic in an economically depressed area, and
498 such further consideration and provisions as the State Properties Commission shall in its
499 discretion determine to be in the best interest of the State of Georgia.

500 **SECTION 26.**

501 That the authorization in this resolution to convey the above-described property shall expire
502 three years after the date this resolution becomes effective.

503 **SECTION 27.**

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

506 **SECTION 28.**

507 That the deed of conveyance shall be recorded by the grantee in the Superior Court of Carroll
508 County and a recorded copy shall be forwarded to the State Properties Commission.

509 **SECTION 29.**

510 That custody of the above-described property shall remain in the Department of Agriculture
511 until the property is conveyed.

512 **ARTICLE VI**

513 **SECTION 30.**

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

517 **SECTION 31.**

518 That the above-described property may be conveyed by appropriate instrument by the State
519 of Georgia, acting by and through its State Properties Commission, to the Colquitt County
520 Board of Education for a consideration of \$10.00 so long as the property is used for public
521 purpose, specifically for locating its kindergarten program, and such further consideration

522 and provisions as the State Properties Commission shall in its discretion determine to be in
523 the best interest of the State of Georgia.

524 **SECTION 32.**

525 That the authorization in this resolution to convey the above-described property shall expire
526 three years after the date this resolution becomes effective.

527 **SECTION 33.**

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

530 **SECTION 34.**

531 That the deed of conveyance shall be recorded by the grantee in the Superior Court of
532 Colquitt County and a recorded copy shall be forwarded to the State Properties Commission.

533 **SECTION 35.**

534 That custody of the above-described property shall remain in the Department of Defense
535 until the property is conveyed.

536 **ARTICLE VII**

537 **SECTION 36.**

538 That the State of Georgia is the owner of the above-described real property located in Fulton
539 County and that in all matters relating to the leasing of the real property and granting of
540 appurtenant easements, the State of Georgia is acting by and through its State Properties
541 Commission.

542 **SECTION 37.**

543 That the State of Georgia, acting by and through its State Properties Commission, is
544 authorized to lease and grant appurtenant easements on the above-described real properties
545 to Atlanta Hall Management for a period of 30 years with four renewals of five years for a
546 consideration of the economic benefit to the state as defined by the Department of Economic
547 Development and such further terms and conditions as determined by the State Properties
548 Commission to be in the best interest of the State of Georgia.

549 **SECTION 38.**

550 That the State Properties Commission is authorized and empowered to do all acts and things
551 necessary and proper to effect such lease, including, but not limited to, executing or
552 authorizing the execution of all necessary and proper documents.

553 **SECTION 39.**

554 That the lease shall be recorded by the lessee in the Superior Court of Fulton County and a
555 recorded copy shall be forwarded to the State Properties Commission.

556 **SECTION 40.**

557 That the authorization to lease the above-described property shall expire three years after the
558 date this resolution becomes effective.

559 **ARTICLE VIII**

560 **SECTION 41.**

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

564 **SECTION 42.**

565 That the above-described property may be conveyed by appropriate instrument by the State
566 of Georgia, acting by and through its State Properties Commission, to the City of Valdosta
567 for a consideration of \$10.00 and such further consideration and provisions as the State
568 Properties Commission shall in its discretion determine to be in the best interest of the State
569 of Georgia.

570 **SECTION 43.**

571 That the authorization in this resolution to convey the above-described property interest shall
572 expire three years after the date this resolution becomes effective.

573 **SECTION 44.**

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

576 **SECTION 45.**

577 That the deed of conveyance shall be recorded by the grantee in the Superior Court of
578 Lowndes County and a recorded copy shall be forwarded to the State Properties Commission.

579 **SECTION 46.**

580 That custody of the above-described property interest shall remain in the Department of
581 Agriculture until the property is conveyed.

582 **ARTICLE IX**

583 **SECTION 47.**

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

587 **SECTION 48.**

588 That the above-described property may be conveyed by appropriate instrument by the State
589 of Georgia, acting by and through its State Properties Commission, to the Commissioners of
590 Roads and Revenues for Monroe County for a consideration of \$10.00 so long as the
591 property is used for public purpose, specifically for the demolition of the existing Georgia
592 State Patrol post and construction of new headquarters and barracks to be used by the
593 Department of Public Safety as Georgia State Patrol Post 44 which will then be conveyed
594 back to the State of Georgia at no cost, and such further consideration and provisions as the
595 State Properties Commission shall in its discretion determine to be in the best interest of the
596 State of Georgia.

597 **SECTION 49.**

598 That the authorization in this resolution to convey the above-described property shall expire
599 three years after the date this resolution becomes effective.

600 **SECTION 50.**

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

603 **SECTION 51.**

604 That the deed of conveyance shall be recorded by the grantee in the Superior Court of
605 Monroe County and a recorded copy shall be forwarded to the State Properties Commission.

606 **SECTION 52.**

607 That custody of the above-described property shall remain in the Department of Public
608 Safety until the property is conveyed.

609 **ARTICLE X**

610 **SECTION 53.**

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

614 **SECTION 54.**

615 That the above-described property may be conveyed by appropriate instrument by the State
616 of Georgia, acting by and through its State Properties Commission, to the Department of
617 Transportation for a consideration of the fair market value and such further consideration and
618 provisions as the State Properties Commission shall in its discretion determine to be in the
619 best interest of the State of Georgia.

620 **SECTION 55.**

621 That the authorization in this resolution to convey the above-described property interest shall
622 expire three years after the date this resolution becomes effective.

623 **SECTION 56.**

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

626 **SECTION 57.**

627 That the deed of conveyance shall be recorded by the grantee in the Superior Court of
628 Stephens County and a recorded copy shall be forwarded to the State Properties Commission.

629 **SECTION 58.**

630 That custody of the above-described property interest shall remain in the State Forestry
631 Commission until the property is conveyed.

632 ARTICLE XI

633 SECTION 59.

634 That the State of Georgia is the owner of the above-described real property located in
635 Stephens County and that in all matters relating to the leasing of the real property, the State
636 of Georgia is acting by and through its State Properties Commission.

637 SECTION 60.

638 That the State of Georgia, acting by and through its State Properties Commission, is
639 authorized to ground lease the above-described real property to the Board of Commissioners
640 of Roads and Revenues of Stephens County for a period of 25 years for a consideration of
641 improvements made to the State Patrol Post by the county in 2010 worth \$2,700.00 and value
642 added as a result of the new fire station improvement and increase in public safety; to
643 locating, constructing, maintaining, and operating a new fire station; and such further terms
644 and conditions as determined by the State Properties Commission to be in the best interest
645 of the State of Georgia.

646 SECTION 61.

647 That the State Properties Commission is authorized and empowered to do all acts and things
648 necessary and proper to effect such lease, including the execution of all necessary
649 documents.

650 SECTION 62.

651 That the lease shall be recorded by the lessee in the Superior Court of Stephens County and
652 a recorded copy shall be forwarded to the State Properties Commission.

653 SECTION 63.

654 That the authorization to lease the above-described property shall expire three years after the
655 date this resolution becomes effective.

656 ARTICLE XII

657 SECTION 64.

658 That the State of Georgia is the owner of the above-described real property in Toombs
659 County and that in all matters relating to the leasing of the approximately 0.55 of an acre of
660 real property with nonexclusive access during the life of the lease of approximately 0.47 of
661 an acre, the State of Georgia is acting by and through its State Properties Commission.

662 **SECTION 65.**

663 That the State of Georgia, acting by and through its State Properties Commission, is
664 authorized to lease the above-described real property to the Southeastern Early College and
665 Career Academy for a period of 25 years to construct, access, and maintain the Southeastern
666 Early College and Career Academy on the above-described property at the Southeastern
667 Technical College for a consideration of \$1.00 and such further terms and conditions as
668 determined by the State Properties Commission to be in the best interest of the State of
669 Georgia.

670 **SECTION 66.**

671 That the State Properties Commission is authorized and empowered to do all acts and things
672 necessary and proper to effect such lease, including that the Southeastern Early College and
673 Career Academy shall have the right to remove or cause to be removed from said access area
674 only such trees and bushes as may be reasonably necessary for the proper construction,
675 operation, and maintenance of said thoroughfare.

676 **SECTION 67.**

677 That this resolution does not affect and is not intended to affect any rights, powers, interest,
678 or liability of the Department of Transportation with respect to the state highway system, of
679 a county with respect to the county road system, or of a municipality with respect to the city
680 street system. The grantee shall obtain any and all other required permits from the
681 appropriate governmental agencies as are necessary for its lawful use of the easement area
682 or public highway right of way and comply with all applicable state and federal
683 environmental statutes in its use of the easement area.

684 **SECTION 68.**

685 That the lease shall be recorded by the lessee in the Superior Court of Toombs County and
686 a recorded copy shall be forwarded to the State Properties Commission.

687 **ARTICLE XIII**

688 **SECTION 69.**

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

692 **SECTION 70.**

693 That the above-described property may be conveyed by appropriate instrument by the State
694 of Georgia, acting by and through its State Properties Commission, to the City of Lyons for
695 a consideration of a sum equivalent to the outstanding general obligation bonds remaining
696 on the project, so long as the property is used for public purpose, and such further
697 consideration and provisions as the State Properties Commission shall in its discretion
698 determine to be in the best interest of the State of Georgia.

699 **SECTION 71.**

700 That the authorization in this resolution to convey the above-described property shall expire
701 three years after the date this resolution becomes effective.

702 **SECTION 72.**

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

705 **SECTION 73.**

706 That the deed of conveyance shall be recorded by the grantee in the Superior Court of
707 Toombs County and a recorded copy shall be forwarded to the State Properties Commission.

708 **SECTION 74.**

709 That custody of the above-described property shall remain in the Department of Defense
710 until the property is conveyed.

711 **ARTICLE XIV**

712 **SECTION 75.**

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

716 **SECTION 76.**

717 That the above-described property may be conveyed by appropriate instrument by the State
718 of Georgia, acting by and through its State Properties Commission, to the City of Thomaston
719 for a consideration of a sum equivalent to the outstanding general obligation bonds remaining
720 on the project, so long as the property is used for public purpose, and such further

721 consideration and provisions as the State Properties Commission shall in its discretion
722 determine to be in the best interest of the State of Georgia.

723 **SECTION 77.**

724 That the authorization in this resolution to convey the above-described property shall expire
725 three years after the date this resolution becomes effective.

726 **SECTION 78.**

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

729 **SECTION 79.**

730 That the deed of conveyance shall be recorded by the grantee in the Superior Court of Upson
731 County and a recorded copy shall be forwarded to the State Properties Commission.

732 **SECTION 80.**

733 That custody of the above-described property shall remain in the Department of Defense
734 until the property is conveyed.

735 **ARTICLE XV**

736 **SECTION 81.**

737 That this resolution shall become effective as law upon its approval by the Governor or upon
738 its becoming law without such approval.

739 **ARTICLE XVI**

740 **SECTION 82.**

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