

The House Committee on State Institutions and Property offers the following substitute to HR 95

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 conveyance or leasing of certain state
 7 owned real property located in DeKalb County; Georgia authorizing the leasing of certain
 8 state owned real property in Fulton County, Georgia; authorizing the conveyance of certain
 9 state owned real property located in Haralson County, Georgia; authorizing the conveyance
 10 of certain state owned real property located in Lowndes County, Georgia; authorizing the
 11 sale of certain state owned real property located in Monroe County, Georgia; authorizing the
 12 conveyance of and the lease of certain state owned real properties located in Stephens
 13 County, Georgia; authorizing the conveyance of and the lease of certain state owned real
 14 properties located in Toombs County, Georgia; authorizing the conveyance of certain state
 15 owned real property located in Upson County; to provide an effective date; and for other
 16 purposes.

17 WHEREAS:

18 (1) The State of Georgia is the owner of a certain parcel of real property located in
 19 Appling County, Georgia;

20 (2) Said real property is all that tract or parcel lying and being in Land Lots 191 and 234
 21 of the 2nd Land District and Georgia Militia District 1297 of Appling County and
 22 containing approximately 2.74 acres along State Route 15 and is more particularly
 23 described on a plat of survey highlighted in yellow entitled "Right-of-Way Plan for
 24 Georgia Department of Transportation" last revised on July 14, 2008, and being on file
 25 in the offices of the State Properties Commission, and may be more particularly described
 26 on a plat of survey prepared by a Georgia registered land surveyor and presented to the
 27 State Properties Commission for approval;

28 (3) Said property is under the custody of the State Forestry Commission;

- 29 (4) The Department of Transportation is improving the road as a portion of Project
30 EDS-545(28), P.I. 522300, Parcel 45;
- 31 (5) The Department of Transportation requires that the above-described property be
32 owned in the name of the Department of Transportation and will purchase property from
33 the state for fair market value including cost to cure any damages;
- 34 (6) The State Forestry Commission, at its meeting of February 9-10, 2009, approved the
35 conveyance of the above-described property to the Department of Transportation; and

36 WHEREAS:

- 37 (1) The State of Georgia is the owner of a certain parcel of real property located in Burke
38 County, Georgia;
- 39 (2) Said parcel is all that tract or parcel of land lying and being in Georgia Militia
40 District 68 of Burke County described as commencing at course L5 then continuing and
41 including course EL1 to course R14 to the gate location then reconvening at course R24
42 then continuing to and ending at course R26 and containing approximately 3.3 acres,
43 being more particularly described as a 30 foot-wide access easement on a plat of survey
44 "Property Survey for Stuart Rackley" prepared by Warren E. Poythress, Georgia
45 Registered Land Surveyor No. 1953, dated April 28, 2009, revised March 15, 2010, and
46 may be more particularly described on a plat of survey prepared by a Georgia registered
47 land surveyor and presented to the State Properties Commission for approval; and
- 48 (3) The above-described property provides access to property owned by Stuart Rackley
49 adjacent to the Yuchi Wildlife Management Area which is under the custody of the
50 Department of Natural Resources;
- 51 (4) Stuart Rackley is the owner of the underlying fee interest to approximately 57.86
52 acres on which a conservation easement to the state was conveyed on December 31,
53 2010, as described on the same plat;
- 54 (5) Stuart Rackley is desirous of the state conveying the above-described 3.3 acre
55 easement in exchange for a 30 foot-wide access easement of approximately 0.7 of an acre
56 from Stuart Rackley commencing at course R4 then continuing to course R7 then
57 reconvening at course R14 then continuing to and ending at course R24 on the same plat,
58 and the consideration of the value of the conservation easement conveyed to the state on
59 December 31, 2010;
- 60 (6) Stuart Rackley and the Department of Natural Resources have reached an agreement
61 for the exchange of easements which is advantageous to the state;
- 62 (7) The Board of Natural Resources, by resolution dated October 27, 2010,
63 recommended the exchange of easements as described above; and

64 WHEREAS:

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

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

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

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

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

81 WHEREAS:

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

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

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

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

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

99 above-described property be owned in the name of the Carroll County Board of
100 Commissioners;
101 (6) The State Board of Technical and Adult Education, at its meeting of November 4,
102 2010, approved the conveyance of the above-described property to the Carroll County
103 Board of Commissioners for \$10.00; and

104 WHEREAS:

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

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

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

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

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

127 WHEREAS:

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

130 (2) Said real property is all those tracts or parcels of land lying and being in Land Lot
131 260 of the 8th District of Colquitt County, Georgia, containing approximately 5 acres
132 being the same property from the Colquitt County Board of Commissioners on May 14,
133 1962, for \$1.00 as Real Property Record 01904, and on file in the offices of the State

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

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

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

141 (5) By letter dated January 21, 2011, the adjutant general stated that all activities
142 associated with the above-described property have been relocated to a new location and
143 declared the property surplus to the needs of the department and recommended that the
144 above-described property be conveyed to the Colquitt County Board of Education for
145 \$10.00 to be used for public purpose; and

146 WHEREAS:

147 (1) The State of Georgia is the owner of a certain parcel of real property located in
148 DeKalb County, Georgia; and

149 (2) Said parcel is all that tract or parcel of land lying and being in Land Lot 79 of the
150 15th Land District of DeKalb County containing approximately 43 acres and being more
151 particularly described on a drawing by the Georgia Department of Corrections titled
152 Metro State Prison and Fleet Properties to Surplus dated February 18, 2011, and being
153 on file in the offices of the State Properties Commission and may be more particularly
154 described on a plat of survey prepared by a Georgia Registered Land Surveyor and
155 presented to the State Properties Commission for approval; and

156 (3) The above-described property is under the custody of the Department of Corrections
157 and known as Metro State Prison and Vehicle Repair Center; and

158 (4) The Department of Corrections no longer has a need for the above-described property
159 and has declared it surplus to its needs; and

160 (5) The property will be sold or leased for the fair market value as determined by the
161 State Properties Commission; and

162 WHEREAS:

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

165 (2) Said property is all that tract or parcel of land lying and being in Land Lot 78th of
166 the 14th District of Fulton County containing approximately 3 acres and being more
167 particularly described as Tract Parcels "1," "2," and "3" on a drawing entitled "Property
168 Breakout Sketch (Green Lot – CFHOF)" last revised February 4, 2011, and being on file

169 in the offices of the State Properties Commission and may be more particularly described
170 on a plat of survey prepared by a Georgia registered land surveyor and presented to the
171 State Properties Commission for approval;

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

177 (4) The State of Georgia is the owner of certain parcels of real property adjacent to the
178 above-described property also lying and being in Land Lot 78th of the 14th District of
179 Fulton County and being more particularly described as "Central of Georgia Railroad"
180 which is leased to CSX Transportation under that certain lease which expires December
181 31, 2019, and being on file in the offices of the State Properties Commission;

182 (5) The Department of Economic Development, by and through the Geo. L. Smith II
183 Georgia World Congress Center Authority, desires to: (i) construct a new parking deck;
184 (ii) construct a new entranceway from Marietta Street to the Geo. L. Smith II Georgia
185 World Congress Center; (iii) extend Baker Street and abandon Foundry Street; and
186 (iv) remodel office space in Building A of the Geo. L. Smith II Georgia World Congress
187 Center together with optional connecting pedestrian walkways on Tracts 1 and 2,
188 respectively, for the enhancement of a proposed College Football Hall of Fame facility
189 through the issuance of not more than \$10,000,000.00 in principal amount of general
190 obligation bonds as authorized in Section 50 of the General Appropriations Act for state
191 fiscal year 2010-2011 (Ga. L. 2010, Volume One, Book Two Appendix, p. 160 of 164,
192 Act No. 684)[BOND # 78] from state general funds. In addition to the above bond
193 issuance, an additional \$10,000,000.00 bond request will be made for the Fiscal Year
194 2012 budget;

195 (6) Atlanta Hall Management, Inc., desires leasing Tract 2 being approximately 1.4 acres
196 for 30 years with four renewal options of five years each, provided that Atlanta Hall
197 Management, Inc., maintains licensing and authorization from the National Football
198 Foundation for operation of the College Football Hall of Fame, and provided that certain
199 plans and specifications for the College Football Hall of Fame are approved by the state,
200 and that the lease of the "Primary Lease Parcel" is made upon other specified stipulations
201 and terms and conditions as more particularly set forth in the resolution:

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

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

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

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

214 WHEREAS:

215 (1) The State of Georgia is the owner of a certain parcel of real property located in
216 Haralson County, Georgia; and

217 (2) Said parcel is all that tract or parcel of land lying and being in Land Lot 230 of the
218 5th Section of the 7th Land District of Haralson County containing approximately 10.4
219 acres and being more particularly described on a plat of survey for the Department of
220 Corrections by Cleveland S. Boutwell, Jr., Georgia Registered Land Surveyor # 1704,
221 dated April 22, 1994, and being on file in the offices of the State Properties Commission
222 as Real Property Record #8580; and

223 (3) The above-described property is under the custody of the Department of Corrections
224 and was the West Georgia Inmate Boot Camp in Haralson County; and

225 (4) Haralson County is desirous of acquiring the above-described property for a public
226 purpose; and

227 (5) The Department of Corrections no longer has a need for the above-described property
228 and has declared it surplus to its needs; and

229 (6) The property will be conveyed to Haralson County for good and valuable
230 consideration as determined by the State Properties Commission; and

231 WHEREAS:

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

234 (2) Said real property is a 0.771 of an acre parcel or tract lying and being in Land Lot 76,
235 and is described as Parcel 3 on those plans dated January 18, 2011 and entitled "State of
236 Georgia Department of Transportation, Office: District 4 – Tifton, Utility Plan Drawing
237 24-002, Sheet 19 of 66" for Georgia Department of Transportation Project
238 BR000-0000-00 (684) Lowndes County, P.I. 000684, and may be more particularly
239 described on a plat of survey prepared by a Georgia registered land surveyor and
240 presented to the State Properties Commission for approval;

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

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

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

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

253 WHEREAS:

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

256 (2) Said real property is all that approximately 3 acre parcel or tract lying and being in
257 Land Lot 214 of the 6th District and described on a survey titled "Survey of Proposed Site
258 of Georgia State Patrol Station for Monroe County" by H.C. Kendrick, Jr., Georgia
259 Registered Land Surveyor Number 1592, dated September 9, 1969, and recorded with the
260 June 11, 1970, deed from the Commissioners of Roads and Revenues for Monroe County
261 in Book 85 Folio 71 in the Office of the Clerk of Superior Court of Monroe County, a
262 copy of which is on file as Real Property Record #5041 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) The above-described property is in the custody of the Department of Public Safety
267 and is known as State Patrol Post 44 in Forsyth, Georgia;

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

271 (5) The Board of Public Safety at its November 18, 2010, meeting approved a resolution
272 in support of the conveyance of the property to the Commissioners of Roads and
273 Revenues for Monroe County with the stipulations that the Commissioners construct a
274 new post to the department's specifications, not to exceed \$750,000.00, and after
275 construction convey to the state a deed for the three improved acres with a clause of

276 reversion to the Commissioners of Roads and Revenues for Monroe County if the
277 property ever ceases to be used for public purpose as determined by the state;

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

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

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

292 WHEREAS:

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

295 (2) Said real property is all that tract or parcel lying and being in Georgia Militia District
296 267 of Stephens County described as 0.244 of an acre titled Parcel 59 on Sheet 16 of 37
297 of a drawing by Arcadis for the Georgia Department of Transportation entitled RIGHT
298 OF WAY MAP, dated May 30, 2006, and being on file in the offices of the State
299 Properties Commission and may be more particularly described on a plat of survey
300 prepared by a Georgia registered land surveyor and presented to the State Properties
301 Commission for approval;

302 (3) Said property is under the custody of the State Forestry Commission as part of the
303 1.8 acre property known as the Stephens County District Office, which has been declared
304 surplus and authorized in Ga. L. 2010, p. 1017 to sell by competitive bid;

305 (4) The Department of Transportation is improving the S.R. 17 and 17 Alternate on the
306 southwest side of Highway 17 west of Meadowbrook Dive in Eastanolee, Georgia, as a
307 portion of Project EDS-545(37) Stephens County, P.I. 122260, 0.244 of an acre Parcel
308 59;

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

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

314 WHEREAS:

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

317 (2) Said real property is all that tract or parcel lying and being in Georgia Militia District
318 440 of Stephens County and containing approximately 1.06 acres as shown on a plat of
319 survey dated April 2, 2009, by Russell Bartlett, Registered Georgia Surveyor # 2114 for
320 Stephens County Board of Commissioners and may be more particularly described on a
321 plat of survey prepared by a Georgia registered land surveyor and presented to the State
322 Properties Commission for approval, which is a portion of that 3.99 acre property
323 conveyed to the State of Georgia on July 2, 1968, for \$10.00 from the Board of
324 Commissioners of Roads and Revenues of Stephens County and recorded in Deed Book
325 100 Pages 61-63 and Plat Book 5 Page 43 as Real Property Record #4333;

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

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

333 (5) The department supports and has approved the construction and operation of such fire
334 station and a 25 year lease of the property; consideration would be the value of the fire
335 station improvement and increased public safety and additional improvements made in
336 2010 to the existing state patrol post by the county of approximately \$2,700.00;

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

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

343 WHEREAS:

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

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

357 (3) The State Board of Technical and Adult Education, at its meeting of February 4,
358 2010, approved the granting of a 25 year ground lease for \$1.00 of approximately 1.02
359 total acres to the Southeastern Early College and Career Academy for use as a site to
360 construct, access, and operate a career academy on the above-described property at the
361 Southeastern Technical College in Vidalia;

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

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

375 WHEREAS:

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

378 (2) Said real property is both of those tracts or parcels of land lying and being in the
379 1536 Georgia Militia District of Toombs County, Georgia, containing approximately 2.86
380 acres being the same property acquired from B. K. Parker on August 15, 1956, for
381 \$4,000.00 as Real Property Record 01334.01, and containing approximately 2.1 acres

382 being the same property acquired from B. K. Parker on May 27, 1958, for \$1,000.00 as
383 Real Property Record 01334.02, and on file in the offices of the State Properties
384 Commission, and may be more particularly described on a plat of survey prepared by a
385 Georgia registered land surveyor and presented to the State Properties Commission for
386 approval;

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

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

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

398 WHEREAS:

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

401 (2) Said real property is those tracts or parcels of land lying and being in the Land Lots
402 219 and 224 of the 219 and 224 District of Upson County, Georgia, containing
403 approximately 7.05 acres being the same property acquired from the City of Thomaston
404 on March 07, 1949, for \$1.00 as Real Property Record 01369.01, and containing
405 approximately 3.4 acres, less approximately 0.9297 of one acre taken from the
406 aforementioned 3.4 acres parcel that was transferred back to the City of Thomaston on
407 May 3, 1955, for \$1.00 as Real Property Record 01371, and 3.08 acres being the same
408 property acquired from the City of Thomaston on January 18, 1955, for \$1.00 as Real
409 Property Record 01369.02, and 0.86 acres being the same property acquired from the City
410 of Thomaston on May 3, 1955, for \$1.00 as Real Property Record 01370, and 0.601 of
411 an acre being the same property acquired from the Trustees of Stanford Ellington Post
412 No. 6447, Department of Georgia on April 28, 1955, for \$1.00 as Real Property Record
413 01372 on file in the offices of the State Properties Commission, and may be more
414 particularly described on a plat of survey prepared by a Georgia registered land surveyor
415 and presented to the State Properties Commission for approval;

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

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

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

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

430 ARTICLE I
431 SECTION 1.

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

435 SECTION 2.

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

441 SECTION 3.

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

445 SECTION 4.

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

448 **SECTION 5.**

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

451 **SECTION 6.**

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

454 **ARTICLE II**

455 **SECTION 7.**

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

459 **SECTION 8.**

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

467 **SECTION 9.**

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

470 **SECTION 10.**

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

473 **SECTION 11.**

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

476 **SECTION 12.**

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

479 **ARTICLE III**

480 **SECTION 13.**

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

484 **SECTION 14.**

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

490 **SECTION 15.**

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

494 **SECTION 16.**

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

497 **SECTION 17.**

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

500 **ARTICLE IV**

501 **SECTION 18.**

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

505 **SECTION 19.**

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

511 **SECTION 20.**

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

515 **SECTION 21.**

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

518 **SECTION 22.**

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

521 **SECTION 23.**

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

524 **ARTICLE V**

525 **SECTION 24.**

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

529 **SECTION 25.**

530 That the above-described property may be conveyed by appropriate instrument by the State
531 of Georgia, acting by and through its State Properties Commission, to the City of Bowden
532 for a consideration of \$2,000.00 so long as the property is used for public purpose,
533 specifically for operation of a free medical clinic in an economically depressed area, and

534 such further consideration and provisions as the State Properties Commission shall in its
535 discretion determine to be in the best interest of the State of Georgia.

536 **SECTION 26.**

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

539 **SECTION 27.**

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

542 **SECTION 28.**

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

545 **SECTION 29.**

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

548 **ARTICLE VI**

549 **SECTION 30.**

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

553 **SECTION 31.**

554 That the above-described property may be conveyed by appropriate instrument by the State
555 of Georgia, acting by and through its State Properties Commission, to the Colquitt County
556 Board of Education for a consideration of \$10.00 so long as the property is used for public
557 purpose, specifically for locating its kindergarten program, and such further consideration
558 and provisions as the State Properties Commission shall in its discretion determine to be in
559 the best interest of the State of Georgia.

560 **SECTION 32.**

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

563 **SECTION 33.**

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

566 **SECTION 34.**

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

569 **SECTION 35.**

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

572 **ARTICLE VII**

573 **SECTION 36.**

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

577 **SECTION 37.**

578 That the State of Georgia acting by and through its State Properties Commission is
579 authorized to either sell or lease the above-described property. The consideration for either
580 the sale or lease of the property shall not be less than the fair market value as determined by
581 the State Properties Commission to be in the best interest of the State of Georgia and such
582 further consideration and provisions as the State Properties Commission shall in its discretion
583 determine to be in the best interest of the State of Georgia.

584 **SECTION 38.**

585 That the authorization in this resolution to sell or lease the above-described real property
586 shall expire three years after the date that this resolution becomes effective.

587 **SECTION 39.**

588 That the State Properties Commission is authorized and empowered to do all acts and things
589 necessary and proper to effect such sale or lease.

590 **SECTION 40.**

591 That the deed of conveyance or lease shall be recorded by the grantee in the Superior Court
592 of DeKalb County and a recorded copy shall be forwarded to the State Properties
593 Commission.

594 **SECTION 41.**

595 That custody of the above-described properties shall remain in the Department of Corrections
596 until the property is conveyed or leased.

597 **ARTICLE VIII**

598 **SECTION 42.**

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

603 **SECTION 43.**

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

610 **SECTION 44.**

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

614 **SECTION 45.**

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

617 **SECTION 46.**

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

620 ARTICLE IX

621 SECTION 47.

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

625 SECTION 48.

626 That the State of Georgia acting by and through its State Properties Commission is
627 authorized to sell the above-described property to Haralson County for good and valuable
628 consideration as determined by the State Properties Commission to be in the best interest of
629 the State of Georgia and such further consideration and provisions as the State Properties
630 Commission shall in its discretion determine to be in the best interest of the State of Georgia.

631 .

632 SECTION 49.

633 That the authorization in this resolution to sell the above-described real property shall expire
634 three years after the date that this resolution becomes effective.

635 SECTION 50.

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

638 SECTION 51.

639 That the deed of conveyance shall be recorded by the grantee in the Superior Court of
640 Haralson County and a recorded copy shall be forwarded to the State Properties Commission.

641 SECTION 52.

642 That custody of the above-described properties shall remain in the Department of Corrections
643 until the property is conveyed.

644 ARTICLE X

645 SECTION 53.

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

649 **SECTION 54.**

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

655 **SECTION 55.**

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

658 **SECTION 56.**

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

661 **SECTION 57.**

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

664 **SECTION 58.**

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

667 **ARTICLE XI**

668 **SECTION 59.**

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

672 **SECTION 60.**

673 That the above-described property may be conveyed by appropriate instrument by the State
674 of Georgia, acting by and through its State Properties Commission, to the Commissioners of
675 Roads and Revenues for Monroe County for a consideration of \$10.00 so long as the
676 property is used for public purpose, specifically for the demolition of the existing Georgia
677 State Patrol post and construction of new headquarters and barracks to be used by the
678 Department of Public Safety as Georgia State Patrol Post 44 which will then be conveyed

679 back to the State of Georgia at no cost, and such further consideration and provisions as the
680 State Properties Commission shall in its discretion determine to be in the best interest of the
681 State of Georgia.

682 **SECTION 61.**

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

685 **SECTION 62.**

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

688 **SECTION 63.**

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

691 **SECTION 64.**

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

694 **ARTICLE XII**

695 **SECTION 65.**

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

699 **SECTION 66.**

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

705 **SECTION 67.**

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

708 **SECTION 68.**

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

711 **SECTION 69.**

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

714 **SECTION 70.**

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

717 **ARTICLE XIII**

718 **SECTION 71.**

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

722 **SECTION 72.**

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

731 **SECTION 73.**

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

735 **SECTION 74.**

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

738 **SECTION 75.**

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

741 **ARTICLE XIV**

742 **SECTION 76.**

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

747 **SECTION 77.**

748 That the State of Georgia, acting by and through its State Properties Commission, is
749 authorized to lease the above-described real property to the Southeastern Early College and
750 Career Academy for a period of 25 years to construct, access, and maintain the Southeastern
751 Early College and Career Academy on the above-described property at the Southeastern
752 Technical College for a consideration of \$1.00 and such further terms and conditions as
753 determined by the State Properties Commission to be in the best interest of the State of
754 Georgia.

755 **SECTION 78.**

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

761 **SECTION 79.**

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

769 **SECTION 80.**

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

772 **ARTICLE XV**

773 **SECTION 81.**

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

777 **SECTION 82.**

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

784 **SECTION 83.**

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

787 **SECTION 84.**

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

790 **SECTION 85.**

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

793 **SECTION 86.**

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

796 ARTICLE XVI

797 SECTION 87.

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

801 SECTION 88.

802 That the above-described property may be conveyed by appropriate instrument by the State
 803 of Georgia, acting by and through its State Properties Commission, to the City of Thomaston
 804 for a consideration of a sum equivalent to the outstanding general obligation bonds remaining
 805 on the project, so long as the property is used for public purpose, and such further
 806 consideration and provisions as the State Properties Commission shall in its discretion
 807 determine to be in the best interest of the State of Georgia.

808 SECTION 89.

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

811 SECTION 90.

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

814 SECTION 91.

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

817 SECTION 92.

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

820 ARTICLE XVII

821 SECTION 93.

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

824

ARTICLE XVIII

825

SECTION 94.

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