

Senate Resolution 228

By: Senators Jones of the 25th, Harbison of the 15th, Hufstetler of the 52nd, Tillery of the 19th, Harper of the 7th and others

ADOPTED SENATE**A RESOLUTION**

1 Authorizing the conveyance of certain state owned real property located in Baldwin County;
 2 authorizing the conveyance of certain state owned real property located in Clinch County;
 3 authorizing the ground lease of certain state owned real property located in Coffee County;
 4 authorizing the conveyance of certain state owned real property located in Crawford County;
 5 authorizing the conveyance of certain state owned real property located in Gordon County;
 6 authorizing the conveyance of certain state owned real property located in Lincoln County;
 7 authorizing the conveyance of certain state owned real property located in Muscogee County;
 8 authorizing the conveyance of certain state owned real property located in Seminole County;
 9 authorizing the conveyance of certain state owned real property located in Tattnall County;
 10 authorizing the ground lease of certain state owned real property located in Washington
 11 County; authorizing the conveyance of certain state owned real property located in Worth
 12 County; authorizing the ground lease of certain state owned real property located in Bartow,
 13 Catoosa, Cobb, Fulton, Gordon, and Whitfield Counties, Georgia, and Hamilton County,
 14 Tennessee; to provide an effective date; to repeal conflicting laws; and for other purposes.

15 WHEREAS:

- 16 (1) The State of Georgia is the owner of certain real property located in Baldwin County,
 17 Georgia; and
- 18 (2) Said property being approximately 2,134 acres of State property inventoried as of
 19 February 3, 2014 and on file in the offices of the State Properties Commission as Real
 20 Property Record 5171, known as the Central State Hospital campus (CSH Campus),
 21 founded in the mid-1800's when Milledgeville was the State Capitol, and to comply with
 22 the United States Supreme Court's 1999 Olmstead decision regarding the Americans with
 23 Disabilities Act, in 1999 Central State Hospital began moving its consumers to
 24 community-based services leading to significant vacancies in CSH Campus buildings;
 25 and
- 26 (3) Approximately 1,862 acres of certain improved and unimproved parcels, being a
 27 portion of the CSH Campus, in the custody of the Georgia Department of Behavioral
 28 Health and Developmental Disabilities and the Georgia Department of Corrections, were

29 authorized for conveyance by the General Assembly of 2014 in Resolution Act 59 (SR
30 788); and

31 (4) In spite of best efforts to convey the property authorized for conveyance, only 4
32 tracts, totaling approximately 17 acres, have been committed for conveyance, and 61
33 acres, including 2 other tracts, have been transferred to other State agencies on the CSH
34 Campus; and

35 (5) Numerous years of vacancy in buildings has allowed existing aged improvements to
36 fall further into extreme disrepair, minimizing the State's ability to attract a purchaser for
37 the remaining surplus property; and

38 (6) The Georgia Department of Behavioral Health and Developmental Disabilities and
39 the Department of Corrections have resolved to retain a total of 90 improved and
40 unimproved acres and to surplus and convey by current legislative action the remaining
41 1,966 acres; and

42 (7) Based on maintenance costs and building condition information provided by the
43 Department of Behavioral Health and Developmental Disabilities, the State Properties
44 Commission staff believes the surplus property has a negative value to the State of
45 Georgia; and

46 (8) The Central State Hospital Local Redevelopment Authority ("Authority") is a
47 State-Chartered Authority which can issue its own revenue bonds and which has as its
48 mission to convert land and/or buildings of the CSH Campus to economic commercial
49 or industrial uses, or education, transportation or recreation uses; and

50 (9) The Authority desires to acquire the approximately 1,966 acres of improved and
51 unimproved real property in order to carry out its mission, in accordance with a master
52 plan to provide increased economic benefit to the State and said conveyance shall be "as
53 is, where is, and with all faults"; and for such further terms and conditions as determined
54 by the State Properties Commission to be in the best interest of the State of Georgia.

55 WHEREAS:

56 (1) The State of Georgia is the owner of a certain parcel of improved real property
57 located in Baldwin County, Georgia; and

58 (2) Said real property is all of that improved parcel or tract being approximately 10.60
59 acres lying and being in Land Lots 253 and 264 in the 1st Land District of the 321st
60 GMD in Baldwin County, Georgia acquired by land transfer on February 15, 1952 from
61 the State Department of Public Welfare as authorized by Resolution Act Number 121
62 (H.R. No. 237-908f) and approved by the Governor; and said property may be more
63 particularly described on a plat of survey prepared by a Georgia Registered Land
64 Surveyor and presented to the State Properties Commission for approval; and

65 (3) Said real property is under the custody of the Georgia Forestry Commission and was
66 operated as the Commission's Oconee District Office; and

67 (4) By Resolution dated August 24, 2016, the Georgia Forestry Commission resolved to
68 surplus the approximately 10.60 acres of improved real property to its current and future
69 needs, and resolved to surplus the above-described property; and

70 WHEREAS:

71 (1) The State of Georgia is the owner of a certain parcel of improved real property
72 located in Clinch County; and

73 (2) Said real property is all of that improved parcel or tract being approximately 16.14
74 acres lying and being in Land Lot 497 of the 7th Land District of Clinch County, Georgia,
75 as shown on a plat of survey entitled Proposed Department of Corrections Rehabilitation
76 Center dated November 19, 1989 prepared by Privett and Associates, Inc., Surveyors &
77 Land Planners, more particularly Park D. Privett, Jr., Georgia Registered Land Surveyor
78 #2218, and on file in the offices of the State Properties Commission, and may be more
79 particularly described on a plat of survey prepared by a Georgia Registered Land
80 Surveyor and presented to the State Properties Commission for approval; and

81 (3) Said real property is under the custody of the Georgia Department of Corrections and
82 was used as Homerville State Prison; and

83 (4) By Resolution dated November 5, 2009, the Georgia Department of Corrections
84 resolved to surplus the approximately 16.14 acres of improved real property to its current
85 and future needs; and

86 WHEREAS:

87 (1) The State of Georgia is the owner of a certain parcel of improved real property
88 located in Coffee County; and

89 (2) Said real property is all of that parcel or tract of approximately 22.06 acres described
90 as Wiregrass Technical College - Coffee County lying and being in the City of Douglas
91 in the original Land Lot 176, 6th Land District and acquired on May 12, 1995 for a
92 consideration of \$0 from the Board of Regents of the University System of Georgia and
93 recorded at Deed Book 534, Page 85-88 and Plat Book 74, Page 69 of the Superior Court
94 of Coffee County and in the State Properties Commission inventory as Real Property
95 Record 08647, and may be more particularly described on a plat of survey prepared by
96 a Georgia Registered Land Surveyor and presented to the State Properties Commission
97 for approval; and

98 (3) Said real property was further improved with a 64,290 square foot building known
99 as Wiregrass Regional College & Career Academy which was constructed with State
100 funds for the Technical College System of Georgia and completed in 2016; and

101 (4) The Coffee County Board of Education is desirous of leasing approximately 15,635
102 square foot portion of the above-referenced one story building for use as the Academy
103 portion of the Wiregrass Regional College and Career Academy, City of Douglas, Coffee
104 County, Georgia for a term of 30 years for a consideration of \$10.00 per year (the
105 Premises, and use of approximately 0.609 of an acre of shared parking area and an
106 appurtenant 1.337 acre ingress/egress easement area (the Access Area as described on
107 drawings on file at the State Properties Commission) and may be more particularly
108 described on a plat of survey prepared by a Georgia Registered Land Surveyor and
109 presented to the State Properties Commission for approval; and

110 (5) The Technical College System of Georgia resolved on November 3, 2016 to support
111 Coffee County Board of Education's leasing and use of the above-described property; and

112 WHEREAS:

113 (1) The State of Georgia is the owner of a certain parcel of improved real property
114 located in Crawford County, Georgia; and

115 (2) Said real property is all of that improved parcel or tract of approximately 20.72 acres
116 lying and being in Land Lot 161, 7th Land District of Crawford County acquired on
117 February 5, 2002 for \$10.00 from Crawford County, Georgia which is recorded at Deed
118 Book 205, Page 384-386, and Plat Book 14, Page 318 of the Superior Court of Crawford
119 County and in the State Properties Commission inventory as Real Property Record
120 09649, and said property may be more particularly described on a plat of survey prepared
121 by a Georgia Registered Land Surveyor and presented to the State Properties Commission
122 for approval; and

123 (3) Said real property is under the custody of the Technical College System of Georgia
124 and is the former Crawford County Center of the Central Georgia Technical College; and

125 (4) Said real property is improved with an approximately 20,000 square foot building
126 which the Technical College System of Georgia would like to continue to use
127 approximately 3,200 square feet of classroom space for teaching; and

128 (5) The Technical College System of Georgia on November 3, 2016 resolved that the
129 approximately 20.72 acres of property is surplus to its current and future needs due to
130 decline in student enrollment, provided that the Technical College System of Georgia
131 lease back approximately 3,200 square feet of classroom space for the consideration of
132 \$10.00 per year from any grantee; and

133 WHEREAS:

134 (1) The State of Georgia is the owner of a certain parcel of improved real property
135 located in Gordon County, Georgia; and

136 (2) Said real property is all of that improved parcel or tract being approximately 2 acres
137 lying and being in Land Lot 191, 14th District, 3rd Section - acquired for the
138 consideration of \$1.00 by way of Warranty Deeds from Gordon County dated February
139 16, 1961 and June 14, 1968, which are recorded in Deed Book 49, page 346 and Deed
140 Book 12 pages 82-83, of the Superior Court of Gordon County, and in the State
141 Properties Commission inventory as Real Property Records 001521 and 003816,
142 respectively, and said property may be more particularly described on a plat of survey
143 prepared by a Georgia Registered Land Surveyor and presented to the State Properties
144 Commission for approval; and

145 (3) Said real property is under the custody of the Georgia Department of Natural
146 Resources and was used by the Law Enforcement and Wildlife Resources Divisions; and

147 (4) By letter dated December 6, 2016, Gordon County expressed interest in acquiring the
148 property for the consideration of \$10.00 for public purpose in order to construct a new
149 public health department; and

150 (5) By Commissioner's letter dated December 14, 2016, the Georgia Department of
151 Natural Resources declared the approximately 2 acres of improved real property surplus
152 to its current and future needs, and requested the authorization to convey the property to
153 Gordon County, Georgia for the consideration of \$10.00 and the requirement that Gordon
154 County use the property for solely public purposes in perpetuity; and

155 WHEREAS:

156 (1) The State of Georgia is the owner of a certain parcel of improved real property
157 located in Lincoln County, Georgia; and

158 (2) Said real property is all of that improved parcel or tract being approximately 0.453
159 acres lying and being in the 186th GMD and acquired on July 8, 1956 for the
160 consideration of \$1.00 from M.P. Pope, which is recorded at Deed Book 18, Page 399,
161 and Plat Book 1, Page 147 of the Superior Court of Lincoln County and in the State
162 Properties Commission inventory as Real Property Record 004800, and said property
163 may be more particularly described on a plat of survey prepared by a Georgia Registered
164 Land Surveyor and presented to the State Properties Commission for approval; and

165 (3) Said real property is under the custody of the Georgia Forestry Commission and was
166 operated as the Lincoln County Unit; and

167 (4) By Resolution dated February 23, 2016, the Georgia Forestry Commission resolved
168 that the approximately 0.453 acres of improved real property is surplus to its current and
169 future needs; and

170 WHEREAS:

171 (1) The State of Georgia is the owner of a certain parcel of improved real property
172 located in Columbus, Muscogee County, Georgia; and

173 (2) Said real property is all of that improved parcel or tract being approximately 14.7
174 acres lying and being in Columbus, Muscogee County, Georgia acquired by Warranty
175 Deed on December 30, 1949 from the City of Columbus, which is recorded at Deed Book
176 334 and Page 13 in the Clerk's Office of Superior Court of Muscogee County, and
177 inventoried at the State Properties Commission as Real Property Record 01029, being the
178 same property conveyed to the Georgia Building Authority (Markets) in two separate
179 deeds totaling approximately 14.7 acres in 1967 and 1970 and inventoried at the State
180 Properties Commission as Real Property Records 03473 and 04179 respectively, and
181 being the same property that was conveyed to the State of Georgia on June 23, 2009 from
182 the Georgia Building Authority, as successor to the Georgia Building Authority
183 (Markets), which is recorded at Deed Book 09796 and Pages 192-197 in the Clerk's
184 Office of Superior Court of Muscogee County and inventoried at the State Properties
185 Commission as Real Property Record 10665; and said property may be more particularly
186 described on a plat of survey prepared by a Georgia Registered Land Surveyor and
187 presented to the State Properties Commission for approval; and

188 (3) Said real property is under the custody of the Georgia Department of Agriculture and
189 was operated as the Columbus Farmers Market until December 31, 2016; and

190 (4) By letter dated January 26, 2017, the Georgia Commissioner of Agriculture declared
191 the approximately 14.7 acres of improved real property surplus to the Department of
192 Agriculture's current and future needs; and

193 WHEREAS:

194 (1) The State of Georgia is the owner of a certain parcel of improved real property
195 located in Seminole County, Georgia; and

196 (2) Said real property is all of that improved parcel or tract being approximately 4.67
197 acres lying and being in Land Lot 74 of the 14th Land District; and

198 (3) The State of Georgia previously conveyed said improved property to Seminole
199 County, Georgia on May 6, 2006 for the consideration of \$10.00 subject to a restriction
200 of public purpose use with a clause causing the property to automatically revert should
201 the public purpose use be discontinued; and

- 202 (4) By Resolution dated November 8, 2016, Seminole County, Georgia determined the
203 property was no longer needed and wished to revert the property to the State; and
204 (5) Said real property has reverted to the State of Georgia with custody in the Georgia
205 Department of Agriculture; and
206 (6) By Resolution dated November 1, 2016, the City of Donalsonville approved a request
207 to acquire the Property for the consideration of \$10.00 and public purpose and the
208 requirement that the property be used solely for public purposes in perpetuity, specifically
209 as a fire training facility for firefighters; and
210 (7) The Georgia Department of Agriculture has resolved that said real property is surplus
211 to its current and future needs and the State is desirous of conveying the property to the
212 City of Donalsonville for \$10.00 subject to the inclusion of a public purpose use
213 restriction; and

214 WHEREAS:

- 215 (1) The State of Georgia is the owner of a certain parcel of real property located in
216 Tattnall County, Georgia; and
217 (2) Said improved real property is all that parcel or tract being approximately 5.23 acres
218 lying and being in 1432nd G.M. District, Tattnall County, Georgia commonly known as
219 the Tattnall Institute Building and the Allied Health Building and parking area at
220 Southeastern Technical College-Glenville Campus, acquired by virtue of General
221 Warranty Deed between the City of Glennville, Georgia, as the Grantor, and the State of
222 Georgia, as the Grantee, dated June 14, 2001, for consideration of \$10.00 as recorded in
223 Deed Book 432, Pages 451-453 in the Office of the Clerk of Superior Court of Tattnall
224 County, Georgia and being on file in the offices of the State Properties Commission
225 inventoried as Real Property Record 09498, and accompanying plat as recorded in the
226 Office of the Clerk of the Superior Court of Tattnall County, Georgia and being on file
227 in the offices of the State Properties Commission; and
228 (3) Said property is under the custody of the Technical College System of Georgia; and
229 (4) The Tattnall County Industrial Development Authority is desirous of acquiring
230 approximately 4.6 acres of the improved property for the consideration of \$10.00 and the
231 economic benefit to the State and such further terms and conditions as determined by the
232 State Properties Commission to be in the best interest of the State of Georgia; and
233 (5) The Technical College System of Georgia resolved that the Property is surplus to its
234 current and future needs; and

235 WHEREAS:

236 (1) The State of Georgia is the owner of a certain parcel of improved real property
237 located in Washington County, Georgia; and

238 (2) Said real property is all of that parcel or tract consisting of approximately 45.6 acres
239 lying and being in the 1488th GMD and located in Sandersville and acquired for
240 consideration of \$10.00 from Washington County Board of Education; and

241 (3) Said real property is improved with a 16,875 square foot building and a paved truck
242 driving range; and

243 (4) Washington County is desirous of leasing approximately 3,000 square feet of the
244 building for the operation of a "911 Center" for a term of 20 years for the consideration
245 of \$10.00 and payment of a prorated share of approximately 20% of the maintenance and
246 utility costs of the building; and

247 (5) The Technical College System of Georgia resolved on November 3, 2016 to lease
248 3,000 square feet of the above-described property to Washington County; and

249 WHEREAS:

250 (1) The State of Georgia is the owner of a certain parcel of real property located in Worth
251 County; and

252 (2) Said real property is all of that parcel or tract of approximately 15 acres described as
253 the Possum Poke in Possum Lane Tract located in Land Lot 337 of the 7th District of
254 Worth County; and

255 (3) The State acquired the land on March 24, 1948 for \$0 from Stellanova Brunt Osborn,
256 which is recorded at Deed Book 83, Page 298, of the Superior Court of Worth County
257 and in the State Properties Commission inventory as Real Property Record #00146 ("the
258 Property"); and said property may be more particularly described on a plat of survey
259 prepared by a Georgia Registered Land Surveyor and presented to the State Properties
260 Commission for approval; and

261 (4) Said real property is under the custody of the Georgia Department of Natural
262 Resources; however, an Executive Order was executed on December 12, 1966 and
263 inventoried in the State Properties Commission as Real Property Record #11872 to
264 transfer use of the Property to the Board of Regents University System of Georgia and
265 a portion of the Property has since been used as part of the Abraham Baldwin
266 Agricultural College for historical and horticultural purposes; and

267 (5) By Commissioner's letter dated December 14, 2015, the Georgia Department of
268 Natural Resources declared the approximately 15 acres of real property surplus in order
269 to clear title to the Property to the Board of Regents University System of Georgia; and

270 WHEREAS:

271 (1) The State of Georgia is the owner of a certain parcels of improved real property
 272 located in Bartow, Catoosa, Cobb, Fulton, Gordon, and Whitfield Counties, Georgia, and
 273 Hamilton County, Tennessee; and

274 (2) Said property is defined as the Western and Atlantic Railroad and is approximately
 275 137.33 miles in length with an accompanying rail corridor of approximately 66 feet in
 276 width and 23 feet in height together with appurtenances, depots, sheds, buildings, bridges,
 277 sidings and spurs as described in that amended lease dated January 1, 1986, and
 278 inventoried in the State Properties Commission records as Real Property Record number
 279 07352; and

280 (3) The above-described property is in the custody of the State Properties Commission;
 281 and

282 (4) Said property is the subject of multiple lease agreements between the State of
 283 Georgia and CSXT Inc. ("CSXT") or its predecessors for approximately the last 100
 284 years; and

285 (5) The current amended lease agreement between the State of Georgia and CSXT
 286 expires on December 31, 2019; and

287 (6) Pursuant to a solicitation of Class I railroads for sealed proposals, CSXT submitted
 288 a proposal for a lease for a term beginning January 1, 2020 through December 31, 2069,
 289 for the consideration of base rent of \$12,100,000.00 at commencement escalating at
 290 2.5 percent compounded annually and 50 percent of the revenue generated from existing
 291 or new CSXT agreements, subleases, easements, or licenses on the leased property and
 292 for such other consideration as determined by the State Properties Commission to be in
 293 the best interests of the State of Georgia.

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

296 ARTICLE I
 297 SECTION 1.

298 The State of Georgia is the owner of the above-described property located in Baldwin
 299 County, containing approximately 1,966 acres and that in all matters relating to the
 300 conveyance of said real property the State of Georgia is acting by and through its State
 301 Properties Commission.

302 **SECTION 2.**

303 That the State of Georgia, acting by and through the State Properties Commission, is
304 authorized to convey to the Central State Hospital Local Redevelopment Authority the
305 above-described Property for a consideration of \$10.00 in accordance with that valuation of
306 buildings and real property conducted by the Georgia Department of Behavioral Health and
307 Developmental Disabilities and State Properties Commission staff, and said conveyance shall
308 be as is, where is, and with all faults; and for such further terms and conditions as determined
309 by the State Properties Commission to be in the best interest of the State of Georgia.

310 **SECTION 3.**

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

313 **SECTION 4.**

314 That the deed(s) and plat(s) shall be recorded by the grantee in the Superior Court of Baldwin
315 County and a recorded copy shall be forwarded to the State Properties Commission.

316 **SECTION 5.**

317 That the authorization to convey the above-described property to the Authority shall expire
318 three years after the date that this resolution becomes effective.

319 **SECTION 6.**

320 That the deed of conveyance shall be recorded by the Grantee in the Superior Court of
321 Baldwin County, Georgia and a recorded copy shall be forwarded to the State Properties
322 Commission.

323 **SECTION 7.**

324 That custody of the above-described real property shall remain in the custody of the Georgia
325 Department of Behavioral Health and Developmental Disabilities and the Department of
326 Corrections until the property is conveyed.

327 **ARTICLE II**

328 **SECTION 8.**

329 That the State of Georgia is the owner of the above-described real property located in
330 Baldwin County and that in all matters relating to the conveyance of the real property, the
331 State of Georgia is acting by and through its State Properties Commission.

332 **SECTION 9.**

333 That the above-described improved real property may be conveyed by appropriate instrument
334 by the State of Georgia, acting by and through its State Properties Commission, by
335 competitive bid for fair market value; or to a local government or State entity for fair market
336 value; or to a local government or State entity for a consideration of \$10.00 so long as the
337 property is used for public purpose and other consideration and provisions as the State
338 Properties Commission shall in its discretion determine to be in the best interest of the State
339 of Georgia.

340 **SECTION 10.**

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

343 **SECTION 11.**

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

346 **SECTION 12.**

347 That the deed of conveyance shall be recorded by the Grantee in the Superior Court of
348 Baldwin County, Georgia and a recorded copy shall be forwarded to the State Properties
349 Commission.

350 **SECTION 13.**

351 That custody of the above-described real property shall remain in the custody of the Georgia
352 Forestry Commission until the property is conveyed.

353 **ARTICLE III**

354 **SECTION 14.**

355 That the State of Georgia is the owner of the above-described real property located in Clinch
356 County and that in all matters relating to the conveyance of the real property, the State of
357 Georgia is acting by and through its State Properties Commission.

358 **SECTION 15.**

359 That the above-described real property may be conveyed by appropriate instrument by the
360 State of Georgia, acting by and through its State Properties Commission, by competitive bid
361 for fair market value; or to a local government or State entity for fair market value; or to a

362 local government or State entity for a consideration of \$10.00 so long as the property is used
363 for public purpose and other consideration and provisions as the State Properties Commission
364 shall in its discretion determine to be in the best interest of the State of Georgia.

365 **SECTION 16.**

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

368 **SECTION 17.**

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

371 **SECTION 18.**

372 That the deed of conveyance shall be recorded by the Grantee in the Superior Court of Clinch
373 County, Georgia and a recorded copy shall be forwarded to the State Properties Commission.

374 **SECTION 19.**

375 That custody of the above-described real property shall remain in the custody of the Georgia
376 Department of Corrections until the property is conveyed.

377 **ARTICLE IV**

378 **SECTION 20.**

379 That the State of Georgia is the owner of the above-described improved real property located
380 in Coffee County and that in all matters relating to the leasing and use of the real property
381 the State of Georgia is acting by and through its State Properties Commission.

382 **SECTION 21.**

383 That the State of Georgia, acting by and through its State Properties Commission, is
384 authorized to ground lease the Premises and grant use of the shared parking and an
385 appurtenant easement over the Access Area to Coffee County for a term of 30 years for the
386 use, operation and maintenance of the Academy portion of the Wiregrass Regional College
387 and Career Academy for education purposes for a consideration of \$10.00 per year.

388 **SECTION 22.**

389 That the State Properties Commission is authorized and empowered to do all acts and things
390 necessary and proper to effect such lease and use, including the execution of all necessary
391 documents.

392 **SECTION 23.**

393 That the lease shall be recorded by the lessee in the Superior Court of Coffee County and a
394 recorded copy shall be forwarded to the State Properties Commission.

395 **SECTION 24.**

396 That the authorization to lease and use the above-described property shall expire three years
397 after the date this resolution becomes effective.

398 **SECTION 25.**

399 That custody of the above-described property shall remain in the custody of the Technical
400 College System of Georgia.

401 **ARTICLE V**

402 **SECTION 26.**

403 That the State of Georgia is the owner of the above-described real property located in
404 Crawford County and that in all matters relating to the conveyance of the real property, the
405 State of Georgia is acting by and through its State Properties Commission.

406 **SECTION 27.**

407 That the above-described real property may be conveyed by appropriate instrument by the
408 State of Georgia, acting by and through its State Properties Commission, by competitive bid
409 for fair market value; or to a local government or State entity for fair market value; or to a
410 local government or State entity for a consideration of \$10.00 so long as the property is used
411 for public purpose and other consideration and provisions as the State Properties Commission
412 shall in its discretion determine to be in the best interest of the State of Georgia.

413 **SECTION 28.**

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

416 **SECTION 29.**

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

419 **SECTION 30.**

420 That the deed of conveyance shall be recorded by the Grantee in the Superior Court of
421 Crawford County, Georgia and a recorded copy shall be forwarded to the State Properties
422 Commission.

423 **SECTION 31.**

424 That custody of the above-described real property shall remain in the custody of the
425 Technical College System of Georgia until the property is conveyed.

426 **ARTICLE VI**

427 **SECTION 32.**

428 That the State of Georgia is the owner of the above-described real property located in Gordon
429 County and that in all matters relating to the conveyance of the real property, the State of
430 Georgia is acting by and through its State Properties Commission.

431 **SECTION 33.**

432 That the above-described improved real property may be conveyed by appropriate instrument
433 by the State of Georgia, acting by and through its State Properties Commission, to Gordon
434 County, Georgia for \$10.00, so long as the property is used for public purpose; or by
435 competitive bid for fair market value; or to a local government or State entity for fair market
436 value; or a local government or State entity for a consideration of \$10.00 so long as the
437 property is used for public purpose and other consideration and provisions as the State
438 Properties Commission shall in its discretion determine to be in the best interest of the State
439 of Georgia.

440 **SECTION 34.**

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

443 **SECTION 35.**

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

446 **SECTION 36.**

447 That the deed of conveyance shall be recorded by the Grantee in the Superior Court of
448 Gordon County, Georgia and a recorded copy shall be forwarded to the State Properties
449 Commission.

450 **SECTION 37.**

451 That custody of the above-described real property shall remain in the custody of the Georgia
452 Department of Natural Resources until the property is conveyed.

453 **ARTICLE VII**

454 **SECTION 38.**

455 That the State of Georgia is the owner of the above-described real property located in
456 Lincoln County and that in all matters relating to the conveyance of the real property, the
457 State of Georgia is acting by and through its State Properties Commission.

458 **SECTION 39.**

459 That the above-described improved real property may be conveyed by appropriate instrument
460 by the State of Georgia, acting by and through its State Properties Commission, by
461 competitive bid for fair market value; or to a local government or State entity for fair market
462 value; or to a local government or State entity for a consideration of \$10.00 so long as the
463 property is used for public purpose and other consideration and provisions as the State
464 Properties Commission shall in its discretion determine to be in the best interest of the State
465 of Georgia.

466 **SECTION 40.**

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

469 **SECTION 41.**

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

472 **SECTION 42.**

473 That the deed of conveyance shall be recorded by the Grantee in the Superior Court of
474 Lincoln County, Georgia and a recorded copy shall be forwarded to the State Properties
475 Commission.

476 **SECTION 43.**

477 That custody of the above-described real property shall remain in the custody of the Georgia
478 Forestry Commission until the property is conveyed.

479 **ARTICLE VIII**

480 **SECTION 44.**

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

485 **SECTION 45.**

486 That the above-described improved real property may be conveyed by appropriate instrument
487 by the State of Georgia, acting by and through its State Properties Commission, by
488 competitive bid for fair market value; or to a local government or State entity for a
489 consideration of \$10.00 so long as the property is used for public purpose; or to a local
490 government or State entity for the payment of fair market value or exchange of real property,
491 or a combination thereof; and other consideration and provisions as the State Properties
492 Commission shall in its discretion determine to be in the best interest of the State of Georgia.

493 **SECTION 46.**

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

496 **SECTION 47.**

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

499 **SECTION 48.**

500 That the deed of conveyance shall be recorded by the Grantee in the Superior Court of the
501 Consolidated Government of Columbus, Muscogee County, Georgia and a recorded copy
502 shall be promptly forwarded to the State Properties Commission.

503 **SECTION 49.**

504 That custody of the above-described real property shall remain in the custody of the Georgia
505 Department of Agriculture until the property is conveyed.

506 ARTICLE IX

507 SECTION 50.

508 That the State of Georgia is the owner of the above-described real property located in
509 Seminole County and that in all matters relating to the conveyance of the real property, the
510 State of Georgia is acting by and through its State Properties Commission.

511 SECTION 51.

512 That the above-described improved real property may be conveyed by appropriate instrument
513 by the State of Georgia, acting by and through its State Properties Commission, to the City
514 of Donalsonville for \$10.00, so long as the property is used for public purpose; or by
515 competitive bid for fair market value; or to a local government or State entity for fair market
516 value; or to a local government or State entity for a consideration of \$10.00 so long as the
517 property is used for public purpose and other consideration and provisions as the State
518 Properties Commission shall in its discretion determine to be in the best interest of the State
519 of Georgia.

520 SECTION 52.

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

523 SECTION 53.

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

526 SECTION 54.

527 That the deed of conveyance shall be recorded by the Grantee in the Superior Court of
528 Seminole County, Georgia and a recorded copy shall be forwarded to the State Properties
529 Commission.

530 SECTION 55.

531 That custody of the above-described real property shall remain in the custody of the Georgia
532 Department of Agriculture until the property is conveyed.

533

ARTICLE X

534

SECTION 56.

535 The State of Georgia is the owner of the above-described parcel of real property located in
536 Tattnall County, Georgia containing approximately 4.6 acres and that in all matters relating
537 to the conveyance of said real property the State of Georgia is acting by and through its State
538 Properties Commission.

539

SECTION 57.

540 That the State of Georgia, acting by and through the State Properties Commission, is
541 authorized to convey to the Tattnall County Industrial Development Authority the
542 above-described property for a consideration of the economic benefit to the state as defined
543 by the Department of Economic Development and such further terms and conditions as
544 determined by the State Properties Commission to be in the best interest of the State of
545 Georgia.

546

SECTION 58.

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

549

SECTION 59.

550 That the deed(s) of conveyance shall be recorded by the grantee in the Superior Court of
551 Tattnall County and a recorded copy shall be forwarded to the State Properties Commission.

552

SECTION 60.

553 That the authorization to convey the above-described property shall expire three years after
554 the date that this resolution becomes effective.

555

SECTION 61.

556 That custody of the above-described real property shall remain in the custody of the
557 Technical College System of Georgia until the property is conveyed.

558 ARTICLE XI

559 SECTION 62.

560 That the State of Georgia is the owner of the above-described improved real property located
561 in Washington County and that in all matters relating to the leasing of the real property the
562 State of Georgia is acting by and through its State Properties Commission.

563 SECTION 63.

564 That the State of Georgia, acting by and through its State Properties Commission, is
565 authorized to lease approximately 3,000 square feet of the above-described property to
566 Washington County for use as a "911 Center" for a term of 20 years for a consideration of
567 \$10.00 per year and payment of a prorated share of expenses for utilities and maintenance
568 and other consideration and provisions as the State Properties Commission shall in its
569 discretion determine to be in the best interest of the State of Georgia.

570 SECTION 64.

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

574 SECTION 65.

575 That the lease shall be recorded by the lessee in the Superior Court of Washington County
576 and a recorded copy shall be forwarded to the State Properties Commission.

577 SECTION 66.

578 That the authorization to lease and use the above-described property shall expire three years
579 after the date this resolution becomes effective.

580 SECTION 67.

581 That custody of the above-described property shall remain in the custody of the Technical
582 College System of Georgia.

583 ARTICLE XII

584 SECTION 68.

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

588 SECTION 69.

589 That the above-described improved real property may be conveyed by appropriate instrument
590 by the State of Georgia, acting by and through its State Properties Commission, to the Board
591 of Regents University System of Georgia for \$10.00 for title clearing purposes.

592 SECTION 70.

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

595 SECTION 71.

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

598 SECTION 72.

599 That the deed of conveyance shall be recorded by the Grantee in the Superior Court of Worth
600 County, Georgia and a recorded copy shall be forwarded to the State Properties Commission.

601 SECTION 73.

602 That custody of the above-described real property shall remain in the custody of the Georgia
603 Department of Natural Resources until the property is conveyed.

604 ARTICLE XIII

605 SECTION 74.

606 That the State of Georgia is the owner of the above-described improved real property located
607 in Bartow, Catoosa, Cobb, Fulton, Gordon, and Whitfield Counties, Georgia, and Hamilton
608 County, Tennessee and that in all matters relating to the leasing of the real property the State
609 of Georgia is acting by and through its State Properties Commission.

610 **SECTION 75.**

611 That the State of Georgia, acting by and through its State Properties Commission, is
612 authorized to enter into a lease of the above-described property to CSXT, Inc. for a term of
613 50 years for a consideration of base rent of \$12,100,000.00 at commencement escalating at
614 2.5 percent compounded annually, provided that said base rent may be adjusted during the
615 first year of the lease in order to account for expenses of the State Properties Commission
616 related to lease negotiations, and 50 percent of the revenue generated from existing or new
617 CSXT agreements, subleases, easements, or licenses on the leased property and such other
618 consideration as determined by the State Properties Commission to be in the best interests
619 of the State of Georgia.

620 **SECTION 76.**

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

624 **SECTION 77.**

625 That the lease and survey of the above-described property shall be recorded by the lessee in
626 the Superior Courts of Bartow, Catoosa, Cobb, Fulton, Gordon, and Whitfield Counties,
627 Georgia, and Hamilton County, Tennessee, and recorded copies shall be forwarded to the
628 State Properties Commission.

629 **SECTION 78.**

630 That the authorization to lease and use the above-described property shall expire three years
631 after the date this resolution becomes effective.

632 **SECTION 79.**

633 That custody of the above-described property shall remain in the custody of the State
634 Properties Commission.

635 **ARTICLE XIV**

636 **SECTION 80.**

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

639

SECTION 81.

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