

HOUSE SUBSTITUTE TO SENATE RESOLUTION 228

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 Camden County;
 3 authorizing the conveyance of certain state owned real property located in Chatham County;
 4 authorizing the conveyance of certain state owned real property located in Clinch County;
 5 authorizing the ground lease of certain state owned real property located in Coffee County;
 6 authorizing the conveyance of certain state owned real property located in Crawford County;
 7 authorizing the conveyance of certain state owned real property located in Dougherty
 8 County; authorizing the conveyance of certain state owned real property located in Fannin
 9 County; authorizing the conveyance of certain state owned real property located in Gordon
 10 County; authorizing the conveyance of certain state owned real property located in Hall
 11 County; authorizing the conveyance for exchange of certain state owned real property located
 12 in Houston County; authorizing the conveyance of certain state owned real property located
 13 in Lincoln County; authorizing the conveyance of certain state owned real property located
 14 in Muscogee County; authorizing the conveyance of certain state owned real property located
 15 in Seminole County; authorizing the conveyance of certain state owned real property located
 16 in Tattnall County; authorizing the ground lease of certain state owned real property located
 17 in Washington County; authorizing the conveyance of certain state owned real property
 18 located in Worth County; authorizing the ground lease of certain state owned real property
 19 located in Bartow, Catoosa, Cobb, Fulton, Gordon, and Whitfield Counties, Georgia, and
 20 Hamilton County, Tennessee; to provide an effective date; to repeal conflicting laws; and for
 21 other purposes.

22 WHEREAS:

- 23 (1) The State of Georgia is the owner of certain real property located in Baldwin County,
 24 Georgia; and
 25 (2) Said property being approximately 2,134 acres of State property inventoried as of
 26 February 3, 2014 and on file in the offices of the State Properties Commission as Real
 27 Property Record 5171, known as the Central State Hospital campus (CSH Campus),
 28 founded in the mid-1800's when Milledgeville was the State Capitol, and to comply with

29 the United States Supreme Court's 1999 Olmstead decision regarding the Americans with
30 Disabilities Act, in 1999 Central State Hospital began moving its consumers to
31 community-based services leading to significant vacancies in CSH Campus buildings;
32 and

33 (3) Approximately 1,862 acres of certain improved and unimproved parcels, being a
34 portion of the CSH Campus, in the custody of the Georgia Department of Behavioral
35 Health and Developmental Disabilities and the Georgia Department of Corrections, were
36 authorized for conveyance by the General Assembly of 2014 in Resolution Act 59 (SR
37 788); and

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

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

45 (6) The Georgia Department of Behavioral Health and Developmental Disabilities and
46 the Department of Corrections have resolved to retain a total of 90 improved and
47 unimproved acres and to surplus and convey by current legislative action the remaining
48 1,966 acres; and

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

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

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

62 WHEREAS:

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

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

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

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

77 WHEREAS:

78 (1) The State of Georgia ("State") is the owner by presumption of law of certain
79 marshlands on a marsh island consisting of approximately 1,720 acres, now known as
80 Raccoon Key located in the 33rd District of Camden County, Georgia, such marshlands
81 being regulated by the Department of Natural Resources ("DNR") pursuant to the Coastal
82 Marshlands Protection Act, O.C.G.A. § 12-5-280, et seq., and the Governor's powers to
83 regulate public property, O.C.G.A. 50-16-61; and

84 (2) Mapache, LLC ("Mapache") claims to own the above-referenced marshlands,
85 including approximately 171 acres of currently diked freshwater ponds and
86 approximately 3 acres of naturally occurring upland in fee simple based upon its
87 predecessors' claim of title and pursuant to a warranty deed from Moser Financial LLC
88 dated June 18, 2014 recorded in Deed Book 1717 Pages 384-386 of the Camden County
89 Clerk of Superior Court and described on an aerial drawing of approximately 1,720 acres
90 dated December 23, 2014 by Thomas and Hutton Engineering, which may be more
91 particularly described on a plat of survey prepared by a Georgia registered land surveyor
92 and presented to the State Properties Commission for approval; and

93 (3) Mapache, pursuant to U. S. Army Corps of Engineers ("USACE") Permit Application
94 #SAS-2012-00938, desires to establish, construct, operate, maintain and monitor a
95 proposed approximately 174-acre tidal marsh wetland mitigation bank on property
96 described on that drawing titled "Settlement Proposal" by Resource and Land Consultants
97 dated February 14, 2017 which is divided into Areas 1 through 9 ("the Mitigation Bank
98 Property"), which may be further described by a survey to be submitted to the State
99 Properties Commission, and Mapache desires to commercially sell mitigation credits
100 from such bank in accordance with a mitigation banking instrument approved by USACE

101 and the compensatory mitigation rules and regulations of USACE (33 C.F.R. 325 and 33
102 C.F.R. 332) and Environmental Protection Agency ("EPA", 40 C.F.R. Part 230); and
103 (4) To resolve all disputes as to ownership of the above-referenced marshlands, the State,
104 as part of a settlement, seeks authorization to quitclaim to Mapache approximately 174
105 acres of the State's interest in the Mitigation Bank Property, of which title to
106 approximately 105 acres located in Areas 1, 2, 3, 4, and 5 on the "Settlement Proposal"
107 drawing shall immediately be subject to use restrictions, and approximately 69 acres in
108 Areas 6, 7, 8 and 9 on the "Settlement Proposal" drawing shall be held in escrow for not
109 more than five years, unless extended by the State Properties Commission, until such
110 time as the mitigation bank is approved by USACE, after which time Mapache shall
111 promptly cause the quitclaim deed to be recorded and shall promptly transfer to the State
112 15 percent of each credit release granted to the approved mitigation bank, under such
113 terms and conditions as the State Properties Commission may stipulate; and
114 (5) In exchange for and in consideration of the above-referenced quitclaim from the State
115 and in order to resolve all disputes as to ownership of the above-referenced marshlands,
116 Mapache as part of a settlement, shall:

117 (A) Quitclaim to the State approximately 1,546 acres of marshlands which lie outside
118 of the diked area of Raccoon Key shown on the eastern portion of the site on the aerial
119 drawing of approximately 1,720 acres dated December 23, 2014 by Thomas and Hutton
120 Engineering; and

121 (B) If no license or permit is issued to Mapache for a mitigation bank within the 5 year
122 time limit (unless the time limit is extended by the State Properties Commission),
123 Mapache shall return to the State the escrowed quitclaim deed of approximately 69
124 acres in Areas 6, 7, 8 and 9 of the Settlement Proposal drawing. If a portion of Areas
125 6 through 9 is approved by USACE for a mitigation bank, Mapache shall record the
126 escrowed quitclaim from the State and immediately convey to the State that portion of
127 Areas 6 through 9 which was not approved by USACE for a mitigation bank; and

128 WHEREAS:

129 (1) The State of Georgia is the owner by presumption of law of certain marshlands and
130 water bottoms lying and being in the 2nd Georgia Militia District of Lamar Ward, City
131 of Savannah, Chatham County, Georgia, and bounded north by a line running along the
132 south side of a sheetpile bulkhead on the south side of the Savannah River, between
133 property now or formerly owned by East Coast Associates, LLC of Harbor Street in the
134 City of Savannah, on the east, and property now or formerly owned by Columbia
135 Properties Savannah, LLC of 100 General McIntosh Boulevard in the City of Savannah,
136 also known as the Marriott Hotel property, on the west, and otherwise on the east, south,

137 and west by a line consisting of links 1 through 72, as shown on a plat prepared by Robert
138 K. Morgan, Georgia Registered Land Surveyor, R.L.S. # 3087, which marshland property
139 is subject to regulation pursuant to the Coastal Marshlands Protection Act, O.C.G.A. §
140 12-5-280, et seq. and the Governor's powers to regulate State-owned property, O.C.G.A.
141 §50-16-61, and is hereinafter referred to as the "Property;" and

142 (2) The Property consists of State-owned marshlands that have been previously filled
143 pursuant to Coastal Marshlands Protection Act Permits 512 and 524; and

144 (3) MMA/PSP Savannah River, LLC, claims to own approximately 57.76 acres of land
145 in fee simple lying immediately south of the sheetpile bulkhead previously described
146 herein pursuant to a warranty deed from ALR Oglethorpe, LLC dated February 16, 2010
147 and recorded in Deed Book 358-Z Pages 132-161 of the Chatham County Clerk of
148 Superior Court, which 57.76 acre tract is claimed to include the Property, and may be
149 more particularly described on a plat of survey prepared by a Georgia registered land
150 surveyor and presented to the State Properties Commission for approval; and

151 (4) MMA/PSP Savannah River, LLC desires to construct a proposed development on this
152 57.76 acre tract adjacent to the Savannah River, which is claimed to include the Property;
153 and

154 (5) To resolve any and all disputes as to ownership of the Property and all present or
155 former littoral, wharfing, and other rights and privileges in and to the Property and
156 adjoining tidally influenced water bottoms and tidal waters, the State seeks authorization
157 to convey its interest in the Property to MMA/PSP Savannah River, LLC in exchange for
158 the conveyance of certain property from MMA/PSP Savannah River, LLC, which
159 property shall include a strip of land measuring three feet in width adjoining the sheetpile
160 bulkhead described hereinabove for the length thereof, and the receipt of payment in an
161 amount sufficient for the State to receive fair market value for any real property it may
162 convey, and such other consideration and provisions as the State Properties Commission
163 shall in its discretion determine to be in the best interests of the State of Georgia;
164 provided nothing herein shall affect any rights or privileges in and to the Property and
165 adjoining waters claimed by the City of Savannah; and

166 WHEREAS:

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

169 (2) Said real property is all of that improved parcel or tract being approximately 16.14
170 acres lying and being in Land Lot 497 of the 7th Land District of Clinch County, Georgia,
171 as shown on a plat of survey entitled Proposed Department of Corrections Rehabilitation
172 Center dated November 19, 1989 prepared by Privett and Associates, Inc., Surveyors &

173 Land Planners, more particularly Park D. Privett, Jr., Georgia Registered Land Surveyor
174 #2218, and on file in the offices of the State Properties Commission, and may be more
175 particularly described on a plat of survey prepared by a Georgia Registered Land
176 Surveyor and presented to the State Properties Commission for approval; and
177 (3) Said real property is under the custody of the Georgia Department of Corrections and
178 was used as Homerville State Prison; and
179 (4) By Resolution dated November 5, 2009, the Georgia Department of Corrections
180 resolved to surplus the approximately 16.14 acres of improved real property to its current
181 and future needs; and

182 WHEREAS:

183 (1) The State of Georgia is the owner of a certain parcel of improved real property
184 located in Coffee County; and
185 (2) Said real property is all of that parcel or tract of approximately 22.06 acres described
186 as Wiregrass Technical College - Coffee County lying and being in the City of Douglas
187 in the original Land Lot 176, 6th Land District and acquired on May 12, 1995 for a
188 consideration of \$0 from the Board of Regents of the University System of Georgia and
189 recorded at Deed Book 534, Page 85-88 and Plat Book 74, Page 69 of the Superior Court
190 of Coffee County and in the State Properties Commission inventory as Real Property
191 Record 08647, and may be more particularly described on a plat of survey prepared by
192 a Georgia Registered Land Surveyor and presented to the State Properties Commission
193 for approval; and
194 (3) Said real property was further improved with a 64,290 square foot building known
195 as Wiregrass Regional College & Career Academy which was constructed with State
196 funds for the Technical College System of Georgia and completed in 2016; and
197 (4) The Coffee County Board of Education is desirous of leasing approximately 15,635
198 square foot portion of the above-referenced one story building for use as the Academy
199 portion of the Wiregrass Regional College and Career Academy, City of Douglas, Coffee
200 County, Georgia for a term of 30 years for a consideration of \$10.00 per year (the
201 Premises, and use of approximately 0.609 of an acre of shared parking area and an
202 appurtenant 1.337 acre ingress/egress easement area (the Access Area as described on
203 drawings on file at the State Properties Commission) and may be more particularly
204 described on a plat of survey prepared by a Georgia Registered Land Surveyor and
205 presented to the State Properties Commission for approval; and
206 (5) The Technical College System of Georgia resolved on November 3, 2016 to support
207 Coffee County Board of Education's leasing and use of the above-described property; and

208 WHEREAS:

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

211 (2) Said real property is all of that improved parcel or tract of approximately 20.72 acres
212 lying and being in Land Lot 161, 7th Land District of Crawford County acquired on
213 February 5, 2002 for \$10.00 from Crawford County, Georgia which is recorded at Deed
214 Book 205, Page 384-386, and Plat Book 14, Page 318 of the Superior Court of Crawford
215 County and in the State Properties Commission inventory as Real Property Record
216 09649, and said property may be more particularly described on a plat of survey prepared
217 by a Georgia Registered Land Surveyor and presented to the State Properties Commission
218 for approval; and

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

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

224 (5) The Technical College System of Georgia on November 3, 2016 resolved that the
225 approximately 20.72 acres of property is surplus to its current and future needs due to
226 decline in student enrollment, provided that the Technical College System of Georgia
227 lease back approximately 3,200 square feet of classroom space for the consideration of
228 \$10.00 per year from any grantee; and

229 WHEREAS:

230 (1) The State of Georgia is the owner of a certain parcel of improved real property
231 located in Dougherty County; and

232 (2) Said real property is all of that improved parcel or tract of approximately 5.03 acres
233 described as the Department of Juvenile Justice's Albany Regional Youth Detention
234 Center lying and being in Land Lot 361, 1st Land District, Dougherty County and
235 acquired on January 24, 1966 for a consideration of \$10.00 from the Commissioners of
236 Roads and Revenues of Dougherty County, Georgia, which is recorded at Deed Book
237 346, Page 332-335 of the Superior Court of Dougherty County and in the State Properties
238 Commission inventory as Real Property Record #004676, and said property may be more
239 particularly described on a plat of survey prepared by a Georgia Registered Land
240 Surveyor and presented to the State Properties Commission for approval; and

241 (3) Said real property is under the custody of the Department of Juvenile Justice; and

242 (4) By official action dated February 23, 2017, the Board of Juvenile Justice declared the
 243 approximately 5.03 acres of improved real property surplus to its current and future
 244 needs, and resolved to surplus the above-described property; and

245 WHEREAS:

246 (1) The State of Georgia is the owner of a reversionary interest in a certain parcel of
 247 improved real property located in Fannin County; and

248 (2) Said real property is all of that improved parcel or tract of approximately 3.56 acres
 249 described as the former Blue Ridge State Farmers' Market lying and being in Land Lot
 250 315 of the 8th Land District, 2nd Section Blue Ridge, Fannin County, Georgia; and

251 (3) The State of Georgia conveyed the above described real property to the City of Blue
 252 Ridge on November 29, 2007 for \$1.00 subject to a restriction of public purpose use with
 253 a clause requiring the property to automatically revert should the public purpose use be
 254 discontinued; and

255 (4) By Letter, the City of Blue Ridge expressed interest to acquire the Property free of
 256 the public purpose use restriction; and

257 (5) With regard to the above-described real property, the State is desirous of releasing
 258 the public purpose use restriction and conveying the reversionary interest to the City of
 259 Blue Ridge for the consideration of \$14,000.00; and

260 WHEREAS:

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

263 (2) Said real property is all of that improved parcel or tract being approximately 2 acres
 264 lying and being in Land Lot 191, 14th District, 3rd Section - acquired for the
 265 consideration of \$1.00 by way of Warranty Deeds from Gordon County dated February
 266 16, 1961 and June 14, 1968, which are recorded in Deed Book 49, page 346 and Deed
 267 Book 12 pages 82-83, of the Superior Court of Gordon County, and in the State
 268 Properties Commission inventory as Real Property Records 001521 and 003816,
 269 respectively, and said property may be more particularly described on a plat of survey
 270 prepared by a Georgia Registered Land Surveyor and presented to the State Properties
 271 Commission for approval; and

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

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

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

282 WHEREAS:

283 (1) The State of Georgia is the owner of a certain parcel of improved real property
284 located in Hall County; and

285 (2) Said real property is all of that improved parcel or tract of approximately 3.07 acres
286 described as a portion of State Patrol Post 6 lying and being in Land Lots 135, 136, and
287 138, 10th Land District, Hall County and acquired on January 21, 1958 for a
288 consideration of \$10.00 from the Board of Commissioners of Roads and Revenues of
289 Hall County, Georgia, which is recorded at Deed Book 181, Page 568 of the Superior
290 Court of Hall County and in the State Properties Commission inventory as Real Property
291 Record #02422, and said property may be more particularly described on a plat of survey
292 prepared by a Georgia Registered Land Surveyor and presented to the State Properties
293 Commission for approval; and

294 (3) Said real property is under the custody of the Department of Public Safety; and

295 (4) By official action dated January 6, 2017, the Department of Public Safety declared
296 the approximately 0.253 of an acre of improved real property surplus to its current and
297 future needs, and resolved to surplus the above-described property; and

298 WHEREAS:

299 (1) The State of Georgia ("State") is the owner of approximately 84.74 acres of real
300 property located in Land Lots 187, 204, 205, 214, and 215 of the 5th District of Houston
301 County, Georgia, in the custody of the Department of Natural Resources, known as the
302 Robins Air Force Base Buffer Project ("the property") at Echeconee Creek Wildlife
303 Management Area; and

304 (2) The State acquired the property to expand its Echeconee Creek Wildlife Management
305 Area and to buffer the Robins Air Force Base in order to protect it from any Base
306 Realignment and Closure Commission issues; and

307 (3) That the Central Georgia Joint Development Authority desires, at its cost and
308 expense, to establish and protect property as buffer for Robins Air Force Base; and

309 (4) By letter dated February 17, 2017 from the Commissioner of the Department of
310 Natural Resources the approximately 84.74 acres were declared surplus to the
311 Department's current and future needs, and authorization was requested for conveyance

312 of the property to the Central Georgia Joint Development Authority for the consideration
313 of the payment of fair market value or exchange of real property, or a combination
314 thereof, and such other conditions as the State Properties Commission may stipulate; and

315 WHEREAS:

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

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

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

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

330 WHEREAS:

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

333 (2) Said real property is all of that improved parcel or tract being approximately 14.7
334 acres lying and being in Columbus, Muscogee County, Georgia acquired by Warranty
335 Deed on December 30, 1949 from the City of Columbus, which is recorded at Deed Book
336 334 and Page 13 in the Clerk's Office of Superior Court of Muscogee County, and
337 inventoried at the State Properties Commission as Real Property Record 01029, being the
338 same property conveyed to the Georgia Building Authority (Markets) in two separate
339 deeds totaling approximately 14.7 acres in 1967 and 1970 and inventoried at the State
340 Properties Commission as Real Property Records 03473 and 04179 respectively, and
341 being the same property that was conveyed to the State of Georgia on June 23, 2009 from
342 the Georgia Building Authority, as successor to the Georgia Building Authority
343 (Markets), which is recorded at Deed Book 09796 and Pages 192-197 in the Clerk's
344 Office of Superior Court of Muscogee County and inventoried at the State Properties
345 Commission as Real Property Record 10665; and said property may be more particularly

346 described on a plat of survey prepared by a Georgia Registered Land Surveyor and
347 presented to the State Properties Commission for approval; and
348 (3) Said real property is under the custody of the Georgia Department of Agriculture and
349 was operated as the Columbus Farmers Market until December 31, 2016; and
350 (4) By letter dated January 26, 2017, the Georgia Commissioner of Agriculture declared
351 the approximately 14.7 acres of improved real property surplus to the Department of
352 Agriculture's current and future needs; and

353 WHEREAS:

354 (1) The State of Georgia is the owner of a certain parcel of improved real property
355 located in Seminole County, Georgia; and
356 (2) Said real property is all of that improved parcel or tract being approximately 4.67
357 acres lying and being in Land Lot 74 of the 14th Land District; and
358 (3) The State of Georgia previously conveyed said improved property to Seminole
359 County, Georgia on May 6, 2006 for the consideration of \$10.00 subject to a restriction
360 of public purpose use with a clause causing the property to automatically revert should
361 the public purpose use be discontinued; and
362 (4) By Resolution dated November 8, 2016, Seminole County, Georgia determined the
363 property was no longer needed and wished to revert the property to the State; and
364 (5) Said real property has reverted to the State of Georgia with custody in the Georgia
365 Department of Agriculture; and
366 (6) By Resolution dated November 1, 2016, the City of Donalsonville approved a request
367 to acquire the Property for the consideration of \$10.00 and public purpose and the
368 requirement that the property be used solely for public purposes in perpetuity, specifically
369 as a fire training facility for firefighters; and
370 (7) The Georgia Department of Agriculture has resolved that said real property is surplus
371 to its current and future needs and the State is desirous of conveying the property to the
372 City of Donalsonville for \$10.00 subject to the inclusion of a public purpose use
373 restriction; and

374 WHEREAS:

375 (1) The State of Georgia is the owner of a certain parcel of real property located in
376 Tattnall County, Georgia; and
377 (2) Said improved real property is all that parcel or tract being approximately 5.23 acres
378 lying and being in 1432nd G.M. District, Tattnall County, Georgia commonly known as
379 the Tattnall Institute Building and the Allied Health Building and parking area at
380 Southeastern Technical College-Glenville Campus, acquired by virtue of General

381 Warranty Deed between the City of Glennville, Georgia, as the Grantor, and the State of
 382 Georgia, as the Grantee, dated June 14, 2001, for consideration of \$10.00 as recorded in
 383 Deed Book 432, Pages 451-453 in the Office of the Clerk of Superior Court of Tattnall
 384 County, Georgia and being on file in the offices of the State Properties Commission
 385 inventoried as Real Property Record 09498, and accompanying plat as recorded in the
 386 Office of the Clerk of the Superior Court of Tattnall County, Georgia and being on file
 387 in the offices of the State Properties Commission; and

388 (3) Said property is under the custody of the Technical College System of Georgia; and

389 (4) The Tattnall County Industrial Development Authority is desirous of acquiring
 390 approximately 4.6 acres of the improved property for the consideration of \$10.00 and the
 391 economic benefit to the State and such further terms and conditions as determined by the
 392 State Properties Commission to be in the best interest of the State of Georgia; and

393 (5) The Technical College System of Georgia resolved that the Property is surplus to its
 394 current and future needs; and

395 WHEREAS:

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

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

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

403 (4) Washington County is desirous of leasing approximately 3,000 square feet of the
 404 building for the operation of a "911 Center" for a term of 20 years for the consideration
 405 of \$10.00 and payment of a prorated share of approximately 20 percent of the
 406 maintenance and utility costs of the building; and

407 (5) The Technical College System of Georgia resolved on November 3, 2016 to lease
 408 3,000 square feet of the above-described property to Washington County; and

409 WHEREAS:

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

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

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

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

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

430 WHEREAS:

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

434 (2) Said property is defined as the Western and Atlantic Railroad and is approximately
435 137.33 miles in length with an accompanying rail corridor of approximately 66 feet in
436 width and 23 feet above the top of the rack together with appurtenances, depots, sheds,
437 buildings, bridges, sidings and spurs as described in that amended lease dated January 1,
438 1986, and inventoried in the State Properties Commission records as Real Property
439 Record number 07352; and

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

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

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

447 (6) Pursuant to a solicitation of Class I railroads for sealed proposals, CSXT submitted
448 a proposal for a lease for a term beginning January 1, 2020 through December 31, 2069,
449 for the consideration of base rent of \$12,100,000.00 at commencement escalating at
450 2.5 percent compounded annually and 50 percent of the revenue generated from existing

451 or new CSXT agreements, subleases, easements, or licenses on the leased property and
452 for such other consideration as determined by the State Properties Commission to be in
453 the best interests of the State of Georgia.

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

456 ARTICLE I
457 SECTION 1.

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

462 SECTION 2.

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

470 SECTION 3.

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 4.

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

476 SECTION 5.

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

479 **SECTION 6.**

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

483 **SECTION 7.**

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

487 **ARTICLE II**

488 **SECTION 8.**

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

492 **SECTION 9.**

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

500 **SECTION 10.**

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

503 **SECTION 11.**

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

506 **SECTION 12.**

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

510 **SECTION 13.**

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

513 **ARTICLE III**

514 **SECTION 14.**

515 That the State of Georgia is the presumptive owner of certain marshlands, located in Camden
516 County, Georgia, as described above, consisting of approximately 1,720 acres, which may
517 be more particularly described by a plat of survey prepared by a Georgia registered land
518 surveyor and presented to the State Properties Commission for approval.

519 **SECTION 15.**

520 That the Georgia General Assembly has declared that activities in the State's coastal
521 marshlands must be regulated to ensure that the values and functions of the coastal
522 marshlands are not impaired and that the Georgia General Assembly has authorized DNR to
523 administer and enforce the Coastal Marshlands Protection Act, O.C.G.A. § 12-5-280, et seq.
524 Furthermore, the Governor has authorized DNR to act on his behalf on all requests to utilize
525 state-owned water bottoms covered by tidal waters which are in his custody and control,
526 O.C.G.A. § 50-16-61.

527 **SECTION 16.**

528 That Mapache desires to, at its sole cost and expense, establish, construct, operate, maintain
529 and monitor a tidal marsh wetland mitigation bank on the Mitigation Bank Property in
530 accordance with a mitigation banking instrument approved by USACE and the compensatory
531 mitigation rules and regulations of USACE (33 C.F.R. 325 and 33 C.F.R. 332) and EPA (40
532 C.F.R. Part 230).

533 **SECTION 17.**

534 That to resolve all disputes as to ownership of the above-referenced approximately 1,720
535 acres of marshland, the State Properties Commission is authorized to:

536 (a) Quitclaim to Mapache approximately 174 acres of the State's interest in the Mitigation
 537 Bank Property, of which title to approximately 105 acres located in Areas 1, 2, 3, 4, and
 538 5 on the "Settlement Proposal" drawing shall immediately be subject to use restrictions, and
 539 approximately 69 acres in Areas 6, 7, 8, and 9 shall be held in escrow for not more than
 540 five years, unless extended by the State Properties Commission, until such time as a
 541 mitigation bank is approved by USACE, after which time Mapache shall promptly cause
 542 the approximately 69 acre quitclaim deed from the State to be recorded and shall promptly
 543 transfer to the State 15 percent of each credit release to the approved mitigation bank,
 544 under such terms and conditions as the State Properties Commission may stipulate; and
 545 (b) In exchange for and in consideration of the above-referenced approximately 174 acre
 546 quitclaim from the State and in order to resolve all disputes as to ownership of the
 547 above-referenced marshlands, Mapache, as part of a settlement, shall:

548 (1) Quitclaim to the State approximately 1,546 acres of marshlands which lie outside of
 549 the diked area of Raccoon Key shown on the eastern portion of the site on the aerial
 550 drawing of approximately 1,720 acres dated December 23, 2014 by Thomas and Hutton
 551 Engineering; and

552 (2) If no license or permit is issued to Mapache for a mitigation bank within the 5-year
 553 time limit (unless the time limit is extended by the State Properties Commission),
 554 Mapache shall promptly return to the State the escrowed quitclaim deed from the State
 555 of approximately 69 acres in Areas 6, 7, 8, and 9 of the Settlement Proposal drawing. Or
 556 if a portion of Areas 6 through 9 is approved by USACE for a mitigation bank, Mapache
 557 shall record the escrowed deed then immediately quitclaim to the State that portion of
 558 Areas 6 through 9 which was not approved by USACE for a mitigation bank.

559 **SECTION 18.**

560 That the State Properties Commission is authorized to place restrictions on any of the
 561 property to be quitclaimed to Mapache and to require a more particular description of the
 562 property that is to be so restricted.

563 **SECTION 19.**

564 That all quitclaim deeds executed in connection with this resolution, whether conveying
 565 property to or from the State, shall be recorded by Mapache in the office of the Clerk of the
 566 Superior Court of Camden County, and Mapache shall provide a copy of the recorded deeds
 567 promptly to the State Properties Commission to be inventoried and retained by the State
 568 Properties Commission.

569 **SECTION 20.**

570 That the authorization in this resolution shall expire three years after the date that this
571 resolution becomes effective.

572 **ARTICLE IV**

573 **SECTION 21.**

574 That the State of Georgia is the presumptive owner of certain marshlands and water bottoms
575 formerly subject to the ebb and flow of the tide, lying and being located in Chatham County,
576 Georgia, described and referred to as the Property in the premises stated above and shown
577 on a plat of survey prepared by Robert K. Morgan, Georgia Registered Land Surveyor,
578 R.L.S. # 3087, a copy of which is annexed hereto and incorporated herein, and may be more
579 particularly described by a plat of survey prepared by a Georgia registered land surveyor and
580 presented to the State Properties Commission for approval.

581 **SECTION 22.**

582 That MMA/PSP Savannah River, LLC claims to own approximately 57.76 acres of land in
583 fee simple lying immediately south of the sheetpile bulkhead, described in the premises
584 stated hereinabove for the length thereof, pursuant to a warranty deed from ALR Oglethorpe,
585 LLC dated February 16, 2010 and recorded in Deed Book 358-Z Pages 132-161 of the
586 Chatham County Clerk of Superior Court, which 57.76 acre tract is claimed to include the
587 Property, and may be more particularly described on a plat of survey prepared by a Georgia
588 registered land surveyor and presented to the State Properties Commission for approval.

589 **SECTION 23.**

590 That MMA/PSP Savannah River, LLC desires to, at its sole cost and expense, establish,
591 construct, and develop this 57.76 acre tract of property adjacent to the Savannah River which
592 is claimed to include the filled marshlands referred to as Property herein.

593 **SECTION 24.**

594 That to resolve any and all disputes as to the ownership of the Property and all present and
595 former littoral, wharfing, and other rights, interests, and privileges in and to the Property and
596 adjoining tidally influenced water bottoms and tidal waters, the State Properties Commission
597 is authorized to convey the State's interest in the Property to MMA/PSP Savannah River,
598 LLC in exchange for the conveyance of certain property from MMA/PSP Savannah River,
599 LLC, which property shall include a strip of land measuring not less than three feet in width
600 adjoining the sheetpile bulkhead described herein for the length thereof, and receipt of

601 payment in an amount sufficient for the State to receive fair market value for any property
602 it may convey, and such other consideration and provisions as the State Properties
603 Commission shall in its discretion determine to be in the best interests of the State of
604 Georgia; provided nothing herein shall affect any rights, interests, or privileges in the
605 Property and adjoining waters claimed by the City of Savannah.

606 **SECTION 25.**

607 That the State Properties Commission is authorized to require a more particular description
608 of present and former property, rights, interests, and privileges that comprise all or part of
609 the exchange authorized by this resolution.

610 **SECTION 26.**

611 That any quitclaim deed(s) or documents executed in connection with the sale, or exchange,
612 or combination thereof contemplated by this resolution shall be recorded by MMA/PSP
613 Savannah River, LLC in the office of the Clerk of the Superior Court of Chatham County,
614 and that MMA/PSP Savannah River, LLC shall provide a copy of the recorded deed(s) or
615 documents promptly to the State Properties Commission to be inventoried and retained by
616 the State Properties Commission.

617 **SECTION 27.**

618 That the authorization in this resolution shall expire three years after the date that this
619 resolution.

620 **ARTICLE V**

621 **SECTION 28.**

622 That the State of Georgia is the owner of the above-described real property located in Clinch
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 29.**

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

632 **SECTION 30.**

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

635 **SECTION 31.**

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

638 **SECTION 32.**

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

641 **SECTION 33.**

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

644 **ARTICLE VI**

645 **SECTION 34.**

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

649 **SECTION 35.**

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

655 **SECTION 36.**

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

659 **SECTION 37.**

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

662 **SECTION 38.**

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

665 **SECTION 39.**

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

668 **ARTICLE VII**

669 **SECTION 40.**

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

673 **SECTION 41.**

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

680 **SECTION 42.**

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

683 **SECTION 43.**

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

686 **SECTION 44.**

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

690 **SECTION 45.**

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

693 **ARTICLE VIII**

694 **SECTION 46.**

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

698 **SECTION 47.**

699 That the above-described real property may be conveyed by appropriate instrument by the
700 State of Georgia, acting by and through its State Properties Commission, to the Board of
701 Regents of the University System of Georgia for the consideration of \$10.00, that title of said
702 property may revert to the State of Georgia if the Board of Regents of the University System
703 of Georgia discontinues its use; or by competitive bid for fair market value; or to a local
704 government or state entity for fair market value; or to a local government or state entity for
705 a consideration of \$10.00 so long as the property is used for public purpose; and other
706 consideration and provisions as the State Properties Commission shall in its discretion
707 determine to be in the best interest of the State of Georgia.

708 **SECTION 48.**

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 49.**

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

714 **SECTION 50.**

715 That the deed of conveyance shall be recorded by the Grantee in the Superior Court of
716 Dougherty County, Georgia and a recorded copy shall be forwarded to the State Properties
717 Commission.

718 **SECTION 51.**

719 That custody of the above-described real property shall remain in the custody of the
720 Department of Juvenile Justice until the property is conveyed.

721 **ARTICLE IX**

722 **SECTION 52.**

723 That the State of Georgia is the owner of the above-described real property located in Fannin
724 County and that in all matters relating to the conveyance of the real property, the State of
725 Georgia is acting by and through its State Properties Commission.

726 **SECTION 53.**

727 That the public purpose use restriction may be released and the reversionary interest in the
728 above-described improved real property may be conveyed by appropriate instrument from
729 the State of Georgia, acting by and through its State Properties Commission, to the City of
730 Blue Ridge for the consideration of \$14,000.00, and other consideration and provisions as
731 the State Properties Commission shall in its discretion determine to be in the best interest of
732 the State of Georgia.

733 **SECTION 54.**

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

736 **SECTION 55.**

737 That the authorization in this resolution to release the public purpose use restriction and
738 convey the reversionary interest in the above-described real property shall expire three years
739 after the date this resolution becomes effective.

740 **SECTION 56.**

741 That the deed of conveyance shall be recorded by the Grantee in the Superior Court of
742 Fannin County, Georgia and a recorded copy shall be forwarded to the State Properties
743 Commission.

744 **SECTION 57.**

745 That custody of the reversionary interest in the above-described real property shall remain
746 in the custody of the Georgia Department of Agriculture until the property interest is
747 conveyed.

748 **ARTICLE X**

749 **SECTION 58.**

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

753 **SECTION 59.**

754 That the above-described improved real property may be conveyed by appropriate instrument
755 by the State of Georgia, acting by and through its State Properties Commission, to Gordon
756 County, Georgia for \$10.00, so long as the property is used for public purpose; or by
757 competitive bid for fair market value; or to a local government or State entity for fair market
758 value; or a local government or State entity for a consideration of \$10.00 so long as the
759 property is used for public purpose and other consideration and provisions as the State
760 Properties Commission shall in its discretion determine to be in the best interest of the State
761 of Georgia.

762 **SECTION 60.**

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

765 **SECTION 61.**

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

768 **SECTION 62.**

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

772 **SECTION 63.**

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

775 **ARTICLE XI**

776 **SECTION 64.**

777 That the State of Georgia is the owner of the above-described real property located in Hall
778 County and that in all matters relating to the conveyance of the real property, the State of
779 Georgia is acting by and through its State Properties Commission.

780 **SECTION 65.**

781 That the above-described real property may be conveyed by appropriate instrument by the
782 State of Georgia, acting by and through its State Properties Commission, to the Department
783 of Transportation for the consideration of \$22,072.00 in fee simple conveyance, \$15,000.00
784 for site improvements and \$103,345.00 for cost-to-cure to replace the septic system and
785 water vault; or by competitive bid for fair market value; or to a local government or state
786 entity for fair market value; or to a local government or state entity for a consideration of
787 \$10.00 so long as the property is used for public purpose and other consideration and
788 provisions as the State Properties Commission shall in its discretion determine to be in the
789 best interest of the State of Georgia.

790 **SECTION 66.**

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

793 **SECTION 67.**

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

796 **SECTION 68.**

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

799 **SECTION 69.**

800 That custody of the above-described real property shall remain in the custody of the
801 Department of Public Safety until the property is conveyed.

802 ARTICLE XII

803 SECTION 70.

804 The State of Georgia is the owner of the above-described approximately 84.74 acres of real
805 property located in Houston County, Georgia, and that in all matters relating to the
806 conveyance of said real property the State of Georgia is acting by and through its State
807 Properties Commission.

808 SECTION 71.

809 That the above-described property may be conveyed by appropriate instrument by the State
810 of Georgia, acting by and through its State Properties Commission, to the Central Georgia
811 Joint Development Authority for the consideration of the payment of fair market value or
812 exchange of real property, or a combination thereof, and such further terms and conditions
813 as determined by the State Properties Commission to be in the best interest of the State of
814 Georgia.

815 SECTION 72.

816 That the State Properties Commission is authorized to require a more particular description
817 and/or survey of the areas that comprise all or part of the exchange.

818 SECTION 73.

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

821 SECTION 74.

822 That any deed of conveyance shall be recorded by the Grantee in the Superior Court of
823 Houston County and of any other applicable county, and a recorded copy shall be forwarded
824 to the State Properties Commission.

825 SECTION 75.

826 That the authorization in this resolution shall expire three years after the date that this
827 resolution becomes effective.

828 SECTION 76.

829 The custody of the above-described real property shall remain in the custody of the Georgia
830 Department of Natural Resources until the property is conveyed.

831 ARTICLE XIII

832 SECTION 77.

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

836 SECTION 78.

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

844 SECTION 79.

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

847 SECTION 80.

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

850 SECTION 81.

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

854 SECTION 82.

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

857 ARTICLE XIV

858 SECTION 83.

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

863 SECTION 84.

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

871 SECTION 85.

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

874 SECTION 86.

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

877 SECTION 87.

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

881 SECTION 88.

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

884 ARTICLE XV

885 SECTION 89.

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

889 SECTION 90.

890 That the above-described improved real property may be conveyed by appropriate instrument
 891 by the State of Georgia, acting by and through its State Properties Commission, to the City
 892 of Donalsonville for \$10.00, so long as the property is used for public purpose; or by
 893 competitive bid for fair market value; or to a local government or State entity for fair market
 894 value; or to a local government or State entity for a consideration of \$10.00 so long as the
 895 property is used for public purpose and other consideration and provisions as the State
 896 Properties Commission shall in its discretion determine to be in the best interest of the State
 897 of Georgia.

898 SECTION 91.

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

901 SECTION 92.

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

904 SECTION 93.

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

908 SECTION 94.

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

911 ARTICLE XVI

912 SECTION 95.

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

917 SECTION 96.

918 That the State of Georgia, acting by and through the State Properties Commission, is
919 authorized to convey to the Tattnall County Industrial Development Authority the
920 above-described property for a consideration of the economic benefit to the state as defined
921 by the Department of Economic Development and such further terms and conditions as
922 determined by the State Properties Commission to be in the best interest of the State of
923 Georgia.

924 SECTION 97.

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

927 SECTION 98.

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

930 SECTION 99.

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

933 SECTION 100.

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

936 ARTICLE XVII

937 SECTION 101.

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

941 SECTION 102.

942 That the State of Georgia, acting by and through its State Properties Commission, is
943 authorized to lease approximately 3,000 square feet of the above-described property to
944 Washington County for use as a "911 Center" for a term of 20 years for a consideration of
945 \$10.00 per year and payment of a prorated share of expenses for utilities and maintenance
946 and other consideration and provisions as the State Properties Commission shall in its
947 discretion determine to be in the best interest of the State of Georgia.

948 SECTION 103.

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

952 SECTION 104.

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

955 SECTION 105.

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

958 SECTION 106.

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

961 ARTICLE XVIII

962 SECTION 107.

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

966 SECTION 108.

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

970 SECTION 109.

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

973 SECTION 110.

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

976 SECTION 111.

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

979 SECTION 112.

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

982 ARTICLE XIX

983 SECTION 113.

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

988 **SECTION 114.**

989 That the State of Georgia, acting by and through its State Properties Commission, is
990 authorized to enter into a lease of the above-described property to CSXT, Inc., provided that
991 such lease does not preclude any authorized uses by the state, for a term of 50 years for a
992 consideration of base rent of \$12,100,000.00 at commencement escalating at 2.5 percent
993 compounded annually, provided that said base rent may be adjusted during the first year of
994 the lease in order to account for expenses of the State Properties Commission related to lease
995 negotiations, and 50 percent of the revenue generated from existing or new CSXT
996 agreements, subleases, easements, or licenses on the leased property and such other
997 consideration as determined by the State Properties Commission to be in the best interests
998 of the State of Georgia.

999 **SECTION 115.**

1000 That the State Properties Commission is authorized and empowered to do all acts and things
1001 necessary and proper to effect such lease, including the execution of all necessary
1002 documents.

1003 **SECTION 116.**

1004 That the lease of the above-described property shall be recorded by the lessee in the Superior
1005 Courts of Bartow, Catoosa, Cobb, Fulton, Gordon, and Whitfield Counties, Georgia, and
1006 Hamilton County, Tennessee, and recorded copies shall be forwarded to the State Properties
1007 Commission.

1008 **SECTION 117.**

1009 That the authorization to lease the above-described property shall expire three years after the
1010 date this resolution becomes effective.

1011 **SECTION 118.**

1012 That custody of the above-described property shall remain in the custody of the State
1013 Properties Commission.

1014 **ARTICLE XX**

1015 **SECTION 119.**

1016 That this resolution shall become effective as law upon its approval by the Governor or upon
1017 its becoming law without such approval.

1018

SECTION 120.

1019 That all laws and parts of laws in conflict with this resolution are repealed.