

House Resolution 142

By: Representatives Greene of the 151st, Pirkle of the 155th, and Dunahoo of the 30th

A RESOLUTION

1 Authorizing the lease of certain state owned property located in Baldwin County; authorizing
2 the conveyance of and granting of easements on certain state owned real property located in
3 Columbia County; authorizing the conveyance of certain state owned property in Hall
4 County; to provide for related matters; to provide an effective date; to repeal conflicting
5 laws; and for other purposes.

6 WHEREAS:

7 (1) The State of Georgia is the owner of certain real property located in Baldwin County,
8 Georgia; and

9 (2) Said real property is all those tracts or parcels of land containing approximately
10 754.105 acres, lying and being in the 1st Land District, 318th and 319th G.M.D of
11 Baldwin County, Georgia, said property being further detailed and identified on Exhibit
12 "A" of the existing Amendment to the Lease Agreement by and between the State
13 Properties Commission, acting for and on behalf of the State of Georgia, and Baldwin
14 County, Georgia dated April 2, 1998, as recorded in the State Properties Commission
15 inventory as Real Property Record 009034, being an amendment of the Lease Agreement
16 dated August 7, 1979, as recorded in the State Properties Commission inventory as Real
17 Property Record 009034; and

18 (3) Said real property is under the custody of the Georgia Forestry Commission and the
19 Georgia Department of Juvenile Justice; and

20 (4) By official action dated January 26, 2021, the Georgia Forestry Commission
21 requested to amend the current lease with Baldwin County, Georgia for an additional
22 25-year term under the same terms and conditions as the current lease, pursuant to which
23 consideration is \$250.00 annually and the Georgia Forestry Commission reserves timber
24 rights over the leased area; and

25 (5) By official action dated January 26, 2021, the Georgia Department of Juvenile Justice
26 requested to amend the current lease with Baldwin County, Georgia for an additional
27 25-year term under the same terms and conditions as the current lease, pursuant to which
28 consideration is \$250.00 annually; and

29 WHEREAS:

30 (1) The State of Georgia is the owner of certain real property located in Columbia
31 County, Georgia; and

32 (2) Said real property is approximately 0.062 of an acre in total, being a portion of a
33 26.4-acre tract located in the 1285th G.M.D. of Columbia County, Georgia, and more
34 particularly described in the Warranty Deed, dated August 30, 2006, from the
35 Development Authority of Columbia County, being recorded in Deed Book 5618, Pages
36 60-69, in the office of the Clerk of Superior Court of Columbia County, and on file with
37 the State Properties Commission Real Property Records as RPR 010223, and more
38 particularly described on a plat of survey, dated February 24, 2005, prepared by John
39 Thomas Attaway, Registered Land Surveyor #2512, and on file in the offices of the State
40 Properties Commission as RPR 010223; and

41 (3) Said real property is under the custody of the Technical College System of Georgia
42 and is located at 3500 John Huffman Way, Grovetown, Georgia, being a portion of the
43 Augusta Technical College; and

44 (4) By letter dated January 18, 2021, the Georgia Department of Transportation
45 requested the conveyance of approximately 0.023 of an acre of a right-of-way, 0.010 of
46 an acre for a permanent easement, and approximately 0.029 of an acre for a temporary
47 easement to accommodate the planned reconstruction of SR 388/Horizon South Parkway
48 from CR 571/Wrightsboro Road to Interstate 20, Project P.I. 0008351, for the total
49 consideration of approximately \$15,700.00, being comprised of approximately \$1,556.00
50 in value for the property being conveyed in fee, \$325.00 for the granting of the permanent
51 easement, \$942.00 for the granting of the temporary easement, and \$12,850.00 in value
52 for the damage to sign trade fixtures; and

53 (5) By official action dated January 25, 2021, the Technical College System of Georgia
54 requested to seek legislation to convey the approximately 0.023 of an acre right-of-way,
55 approximately 0.010 of an acre for a permanent easement, and approximately 0.029 of
56 an acre for a temporary easement to the Georgia Department of Transportation for the
57 total consideration of approximately \$15,700.00, which includes the funds to be collected
58 for damages to sign trade fixtures; and

59 WHEREAS:

60 (1) The State of Georgia is the owner of improved real property located in Hall County,
61 Georgia; and

62 (2) Said real property is approximately 2.144 acres, lying and being in Land Lots 98 and
63 112, 8th District of Flowery Branch, Hall County, Georgia, and more particularly
64 described in a General Warranty Deed dated August 30, 2018, from LLI Management
65 Company, LLC, being recorded in Deed Book 8145, Pages 334-337, in the office of the
66 Clerk of Superior Court of Hall County and on file with the State Properties Commission
67 Real Property Record as RPR 012175; and

68 (3) Said real property is under the custody of the Department of Community Affairs and
69 the Georgia Environmental Finance Authority; and

70 (4) By official action, the Georgia Environmental Finance Authority requested to surplus
71 and convey the approximately 2.144 acres of real property; and

72 NOW, THEREFORE, BE IT RESOLVED AND ENACTED BY THE GENERAL
73 ASSEMBLY OF GEORGIA:

74 ARTICLE I

75 SECTION 1.

76 That the State of Georgia is the owner of the above-described property located in Baldwin
77 County, containing approximately 754.105 acres, and that in all matters relating to the
78 leasing of said real property, the State of Georgia is acting by and through its State Properties
79 Commission.

80 SECTION 2.

81 That the State of Georgia, acting by and through the State Properties Commission, is
82 authorized to amend the lease of the above-described property to Baldwin County, Georgia
83 for an additional 25-year term under the same terms and conditions as the current lease,
84 pursuant to which consideration is \$250.00 annually and the Georgia Forestry Commission
85 reserves timber rights over the entire leased area, and such further terms and conditions as
86 determined by the State Properties Commission to be in the best interest of the State of
87 Georgia.

88 SECTION 3.

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

92 **SECTION 4.**

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

95 **SECTION 5.**

96 That the above-described real property shall remain in the custody of the Georgia Forestry
97 Commission and the Georgia Department of Juvenile Justice during the term of the lease.

98 **ARTICLE II**

99 **SECTION 6.**

100 That the State of Georgia is the owner of the above-described property located in Columbia
101 County, containing approximately 0.062 of an acre in total, and that in all matters relating
102 to the conveyance and granting of easements of said real property, the State of Georgia is
103 acting by and through its State Properties Commission.

104 **SECTION 7.**

105 That the State of Georgia, acting by and through the State Properties Commission, is
106 authorized to convey to the Georgia Department of Transportation approximately 0.023 of
107 an acre of a right-of-way, 0.010 of an acre for a permanent easement, and approximately
108 0.029 of an acre for a temporary easement for a total consideration of approximately
109 \$15,700.00, being comprised of approximately \$1,556.00 in value for the property being
110 conveyed in fee, \$325.00 for the granting of the permanent easement, \$942.00 for the
111 granting of the temporary easement, and \$12,850.00 in value for the damage to sign trade
112 fixtures, and such further terms and conditions as determined by the State Properties
113 Commission to be in the best interest of the State of Georgia.

114 **SECTION 8.**

115 That the State Properties Commission is authorized and empowered to do all acts and things
116 necessary and proper to effect such conveyance and granting of easements, including the
117 execution of all necessary documents.

118 **SECTION 9.**

119 That the authorization to convey the above-described property and grant the above-described
120 easements shall expire three years after the date that this resolution becomes effective.

121 **SECTION 10.**

122 That the deed or deeds and plat or plats of the conveyance and the grant of easements shall
123 be recorded by the Grantee in the Superior Court of Columbia County, Georgia, and a
124 recorded copy shall be forwarded to the State Properties Commission.

125 **SECTION 11.**

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

128 **ARTICLE III**

129 **SECTION 12.**

130 That the State of Georgia is the owner of the above-described property located in Hall
131 County, containing approximately 2.144 acres, and that in all matters relating to the
132 conveyance of said real property, the State of Georgia is acting by and through its State
133 Properties Commission.

134 **SECTION 13.**

135 That the above-described improved real property may be conveyed by appropriate instrument
136 by the State of Georgia, acting by and through its State Properties Commission, by
137 competitive bid for fair market value or to a local government or state entity for fair market
138 value and such other consideration and provisions as the State Properties Commission shall
139 in its discretion determine to be in the best interest of the State of Georgia.

140 **SECTION 14.**

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

143 **SECTION 15.**

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

146 **SECTION 16.**

147 That the deed or deeds and plat or plats of the conveyance shall be recorded by the Grantee
148 in the Superior Court of Hall County, Georgia, and a recorded copy shall be forwarded to the
149 State Properties Commission.

150 **SECTION 17.**

151 That the above-described real property shall remain in the custody of Department of
152 Community Affairs and the Georgia Environmental Finance Authority until the property is
153 conveyed.

