The Senate Committee on State Institutions and Property offered the following substitute to HR 142:

A RESOLUTION

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

WHEREAS:

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

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

dated August 7, 1979, as recorded in the State Properties Commission inventory as Real Property Record 009034; and

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

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

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

WHEREAS:

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

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

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

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

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

WHEREAS:

(1) The State of Georgia is the owner of real property located in Decatur County, Georgia; and

(2) Said real property is a portion being approximately 115 acres, lying and being in the 15th District of Bainbridge, Decatur County, Georgia, commonly known as the Bainbridge PSATC, and more particularly described in a Warranty Deed dated April 1, 1966, from the Commissioners of Roads and Revenues of Decatur County, being recorded in Deed Book Z-8, Pages 206-209 in the office of the Clerk of Superior Court

of Decatur County and on file with the State Properties Commission Real Property Record as RPR 003368; and

(3) Said real property is under the custody of the Department of Corrections; and

(4) By official action dated February 25, 2021, the Department of Corrections requested to surplus and convey the approximately 115 acres of real property; and

WHEREAS:

(1) The State of Georgia is the owner of real property located in Fulton County, Georgia; and

(2) Said real property is a portion being approximately 0.005 of an acre, lying and being in Land Lots 82 and 83, 14th Land District of Fulton County, Georgia, commonly known as the Yellow Lot, and more particularly described in a General Warranty Deed dated July 13, 2000, from the Lundsford Company, being recorded in Deed Book 29281, Page 88 in the office of the Clerk of Superior Court of Fulton County and on file with the State Properties Commission Real Property Record as RPR 009465; and

(3) Said real property is under the custody of the Department of Economic Development; and

(4) By official action dated March 1, 2021, the Department of Economic Development requested to surplus and convey the approximately 0.005 of an acre of real property; and

WHEREAS:

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

(2) Said real property is approximately 2.144 acres, lying and being in Land Lots 98 and 112, 8th District of Flowery Branch, Hall County, Georgia, and more particularly described in a General Warranty Deed dated August 30, 2018, from LLI Management Company, LLC, being recorded in Deed Book 8145, Pages 334-337, in the office of the

Clerk of Superior Court of Hall County and on file with the State Properties Commission Real Property Record as RPR 012175; and

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

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

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

ARTICLE I

SECTION 1.

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

SECTION 2.

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

SECTION 3.

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

SECTION 4.

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

SECTION 5.

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

ARTICLE II

SECTION 6.

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

SECTION 7.

That the State of Georgia, acting by and through the State Properties Commission, is authorized to convey to the Georgia Department of Transportation approximately 0.023 of an acre of a right-of-way, 0.010 of an acre for a permanent easement, and approximately 0.029 of an acre for a temporary easement for a total consideration of approximately $15,700.00, being comprised of approximately $1,556.00 in value for the property being

conveyed in fee, $325.00 for the granting of the permanent easement, $942.00 for the granting of the temporary easement, and $12,850.00 in value for the damage to sign trade fixtures, and such further terms and conditions as determined by the State Properties Commission to be in the best interest of the State of Georgia.

SECTION 8.

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

SECTION 9.

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

SECTION 10.

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

SECTION 11.

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

ARTICLE III

SECTION 12.

The State of Georgia is the owner of the above-described property located in Decatur County, containing approximately 115 acres, and that in all matters relating to the conveyance of the property the State of Georgia is acting by and through its State Properties Commission.

SECTION 13.

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

SECTION 14.

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

SECTION 15.

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

SECTION 16.

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

SECTION 17.

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

ARTICLE IV

SECTION 18.

The State of Georgia is the owner of the above-described property located in Fulton County, and that in all matters relating to the conveyance of the property, the State of Georgia is acting by and through its State Properties Commission.

SECTION 19.

That the above-described real property may be conveyed by appropriate instrument by the State of Georgia, acting by and through its State Properties Commission, to the Georgia Department of Transportation for a total consideration of $11,500.00 and such other consideration and provisions as the State Properties Commission shall in its discretion determine to be in the best interest of the State of Georgia.

SECTION 20.

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

SECTION 21.

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

SECTION 22.

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

SECTION 23.

That custody of the above-described real property shall remain in the custody of the Department of Economic Development until the property is conveyed.

ARTICLE V

SECTION 24.

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

SECTION 25.

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

SECTION 26.

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

SECTION 27.

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

SECTION 28.

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

SECTION 29.

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

ARTICLE VI

SECTION 30.

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

SECTION 31.

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