

Minutes
Land Committee
Brasstown Valley Resort
Salon 1-2
6321 US-76
Young Harris, GA 30582

December 6, 2017

Attending:

Committee Members

Dwight Davis, Vice Chairman
William Bagwell
Ray Lambert
Rob Leebern
Brother Stewart
Philip Wilheit

Board Members

Duncan N. Johnson, Jr., Chairman
Aaron McWhorter, Vice Chairman
Bodine Sinyard, Secretary
Nancy Addison
Dwight Davis
Dwight Evans
Mark Mobley
Philip Watt (via conference call)
Dee Yancey

Guests

Clay Jones
John Poole
Kevin Jeselnik
Hutton Baewn
Jen Hillburn
Debbie Phillips
Todd Williamson
Caleb Williamson

Staff Members

Mark Williams
Kyle Pearson
Wes Robinson
Cathy Barnette
Amber Carter
Artica Gaston
Dave Crass
Rusty Garrison
Eddie Henderson
Doug Haymans
Becky Kelley
Steve Friedman
James Hamilton
Bill Donohue
Eric Bentley
Thomas Barnard
Jeff Weaver
Richard Dunn, Dir.
Lauren Curry
Jac Capp
Jeff Cown
Karen Hays
Chuck Mueller
Laura Williams

The December 6, 2017 meeting of the Land Committee was called to order by Duncan Johnson, Chairman of the Board of Natural Resources.

Chairman Johnson called on Dwight Davis, Vice-Chairman of the Land Committee, who called on Steve Friedman, Chief of Real Estate.

Steve Friedman stated that Item A seeks approval to acquire 4,527.1± acres conservation easement in the Alapha River Plantation of Atkinson County from the Langdale Company. He further stated that this easement will protect a property that has high conservation values, particularly for the gopher tortoise and other species of concern. He added that when the effort began on January 1, 2016, there were 36 protected populations in the area. Shortly after January 1, 2018, the effort will be protecting 47 species, with an ultimate goal of 65. He went on to state that the easement would allow the Langdale company to continue harvesting timber in a sustainable way and would place new restrictions on the creation of new roads and buildings, allowing only one house every 2,000 square feet. The conservation easement does not allow for public access.

Mr. Friedman stated he would request the Committee recommend that the Board approve the item, as presented.

A motion was made by Mr. Leebern, seconded by Mr. Davis, and carried unanimously that the Committee recommend that the Board adopt the Resolution to authorize the Commissioner to seek State Properties Commission approval of the purchase of a 4,527.1± acres of conservation easement, Alapaha River Plantation, Langdale Company Conservation Easement, Atkinson County, as presented.

Mr. Friedman stated that Item B seeks approval to acquire 203.2± acres in Emanuel County at the Karrh II Tract of the Oohoopee Dunes Wildlife Management Area. He further stated that this addition would connect previously separated parcels of land that made up the Oohoopee Dunes WMA and would increase public outdoor recreation opportunities and protect rare habitat for species of concern. He added that the property line along the eastern boundary would be the center of two woods roads.

Mr. Friedman stated that he would request the Committee recommend that the Board approve the item, as presented.

A motion was made by Mr. Bagwell, seconded by Mr. Stewart, and carried unanimously that the Committee recommend that the Board adopt the Resolution to authorize the Commissioner to seek State Properties Commission approval of the purchase of 203.2± acres of real property and an access easement, Oohoopee Dunes Wildlife Management Area, Karrh II Tract, Emanuel County, as presented.

Mr. Friedman stated that Item C seeks approval for the stage III purchase of 109.2± acres conservation easement of the Musgrove Plantation on St. Simons Island in Glynn County. Mr. Friedman added that this purchase was the final stage of this project and will provide additional outdoor recreation opportunities for the public. He further stated that the easement will be acquired entirely with federal funds provided by a United States Fish and Wildlife Services Coastal Wetland Grant, with

the condition that the property may not be disposed of in any manner or used for purposes inconsistent with the program it was acquired for without the prior approval of the U.S Fish and Wildlife Service.

Mr. Friedman stated that he would request the Committee recommend that the Board approve the item, as presented.

A motion was made by Mr. Bagwell, seconded by Mr. Wilheit, and carried unanimously that the Committee recommend that the Board adopt the Resolution to authorize the Commissioner to seek State Properties Commission approval of the purchase of 109.2± acres conservation easement, Musgrove Plantation Stage III, St. Simons Land Trust Tract, Glynn County, as presented.

Mr. Friedman stated that Item D seeks approval for the land exchange between the State of Georgia and the Central Georgia Joint Development Authority for the Robins Air Force Base Buffer Project and Echeconnee Creek Wildlife Management Area in Bibb and Houston Counties. The State of Georgia would be exchanging out 87.74± acres and would be exchanging in 260± acres. He further stated that the State would be receiving more acres at a higher value during the transaction.

Brother Stewart recused himself from further inquiry and action regarding Item D.

Mr. Friedman stated that he would request the Committee recommend that the Board approve the item, as presented.

A motion was made by Mr. Bagwell, seconded by Mr. Wilheit, and carried unanimously that that Committee recommend that the Board adopt the Resolution to authorize the Commissioner to seek State Properties Commission approval of the Land Exchange between the State of Georgia and the Central Georgia Joint Development Authority for the Robins Air Force Base Buffer Project and Echeconne Creek Wildlife Management Area, Bibb and Houston Counties, as presented.

Mr. Friedman stated that Item E seeks approval to enter into a 25-year lease with Floyd County for the 3± acre Old River Road Boat Ramp along the Coosa River. He added that the current lease expired in 2013 and that renewing the lease would allow the department to renovate the boat ramp for use by the public and biologists conducting research on the river. He further stated that it would be a no-cost lease, with the county maintaining the boat ramp.

Mr. Friedman stated that he would request the Committee recommend that the Board approve the item as presented.

A motion was made by Mr. Stewart, seconded by Mr. Bagwell, and carried unanimously that the Committee recommend that the Board adopt the Resolution to authorize the Commissioner to seek State Properties Commission approval to enter into a lease with Floyd County for the Old River Road Boat Ramp, 3± acres, Floyd County, as presented.

Mr. Friedman stated that Item F seeks approval to enter into a 25-year lease with Mitchell County for the 6.13± acre Newton Landing Boat Ramp. Mr. Friedman further stated that the current 25-year lease, which began in 2006, has to be renewed because when Mitchell County acquired the property, there were a number of restrictions on their acquisition that were not reflected in the lease.

He added that the lease needed to be renewed with a new 25-year term, and will be a no-cost lease, with the county maintaining the boat ramp.

Mr. Friedman stated that he would request the Committee recommend that the Board approve the item, as presented.

A motion was made by Mr. Stewart, seconded by Mr. Bagwell, and carried unanimously that the Committee recommend that the Board adopt the Resolution to authorize the Commissioner to seek State Properties Commission approval to enter into a lease with Mitchell County for the Newton Landing Boat Ramp, 6.13± acres, as presented.

Mr. Friedman stated that Item G seeks approval to enter into a 25-year lease with Union County for the 1.5± acre Canal Lake Boat Ramp. He further stated that this was a new lease that would allow for the ramp to be renewed up to the Board's standards and will improve the public's access for recreation. He added that it was a no-cost lease and that the county would provide maintenance for the ramp.

Mr. Friedman stated that he would request the Committee recommend that the Board approve the item, as presented.

A motion was made by Mr. Stewart, seconded by Mr. Bagwell, and carried unanimously that the Committee recommend the Board adopt the Resolution to authorize the Commissioner to seek State Properties Commission approval to enter into a lease with Union County for the Canal Lake Boat Ramp, 1.5± acres, as presented.

Mr. Friedman stated that Item H seeks approval to demolish the Stephen C. Foster State Park Interpretive Center in Charlton County. He further stated that the lease with the U.S Fish and Wildlife Service for Stephen C. Foster State Park was renewed in 2016 for 30 years and that the lease approved the Department's request to demolish the interpretative center, which is only being used for light storage due to extensive damage on the building and a restoration cost that was deemed unreasonable. He added that the building was not historic, but would require an executive order from the Governor since it was over 2,000 square feet.

Mr. Friedman stated that he would request the Committee recommend that the Board approve the item, as presented.

A motion was made Mr. Leebern, seconded by Mr. Stewart, and carried unanimously that the Committee recommend that the Board adopt the Resolution to authorize the Commissioner to seek State Properties Commission approval via executive order to demolish the Stephen C. Foster State Park Interpretive Center, Charlton County, as presented.

Mr. Friedman stated that Item I seeks to recommend the Board support the Change of Use of a Heritage Preserve to widen SR 135/US 221 in the Bullard Creek Wildlife Management Area consisting of 3.956± acres in Jeff Davis County. He further stated that the proposed change of use allows GDOT to receive a revocable license agreement and a permanent easement over 3.956± acres to widen SR 135/US 221 and to replace the bridge over the river. He added that Item J would seek approval to grant the revocable license, but that Item I strictly was to allow for the Change of Use. If the Board approved

the proposed change, the General Assembly would be presented with the plan in 2018 and it would be carried through by GDOT.

Mr. Friedman stated that he would request the Committee recommend that the Board approve the item, as presented.

A motion was made by Mr. Leebern, seconded by Mr. Stewart, and carried unanimously that the Committee recommend that the Board adopt the Resolution to authorize the Commissioner to seek State Properties Commission approval of the Change of Use of a Heritage Preserve to widen SR 135/US 221, Bullard Creek Wildlife Management Area, 3.956± acres, Jeff Davis County, as presented.

Mr. Friedman stated that Item J seeks the granting of a Revocable License Agreement and Permanent Easement of the 3.956± acres at Bullard Creek Wildlife Management Area by the State Properties Commission and General Assembly to the Georgia Department of Transportation to widen SR 135/US 221 in Jeff Davis County. He further stated that the purpose of the agreement, as discussed in Item I, is to widen SR 135/US 221 and return the road to its original grade. He added that the State Properties Commission would issue the revocable license subject to approval by the General Assembly. He also stated that since the project is for the benefit of the public, it will be issued to GDOT at no cost.

Mr. Friedman stated that he would request the Committee recommend that the Board approve the item, as presented.

A motion was made Mr. Leebern, seconded by Mr. Stewart, and carried unanimously that the Committee recommend that the Board adopt the Resolution to authorize the Commissioner to seek State Properties Commission approval of the granting of a Revocable License Agreement and Permanent Easement of 3.956± acres at Bullard Creek Wildlife Management Area by the State Properties Commission and General Assembly to the Georgia Department of Transportation to widen SR 135/US 221, Jeff Davis County, as presented.

Mr. Friedman stated that Item K seeks the recommendation to support the Change of Use of a Heritage Preserve dedicated area to widen SR 30/US 280, consisting of 5± acres of Georgia Veterans Memorial State Park (GVMSP) in Crisp County. He further stated that the Board was presented a petition from GDOT on October 25, 2017 for a change of use over 5± acres at GVMSP for GDOT to widen SR 30/US 280 on the as side of Lake Blackshear and replace the bridge over the lake. Mr. Friedman added that a public hearing to discuss the petition was held on November 16, 2017 at the Park Office at GVMSP, and that 28 people were in attendance, with no verbal or written comments directly related to the Change of Use being received. He then stated that the Change of Use would have to be approved by the Board and then presented to the General Assembly in 2018, being carried by GDOT.

Mr. Friedman stated that he would request the Committee recommend that the Board approve the item, as presented.

A motion was made by Mr. Wilheit, seconded by Mr. Stewart, and carried unanimously that the Committee recommend that the Board adopt the Resolution to authorize the Commissioner to seek State Properties Commission approval of the Change of Use of a Heritage Preserve dedicated area to widen SR 30/US 280, Georgia Veterans Memorial State Park, 5± acres, Crisp County, as presented.

Mr. Friedman stated that Item L seeks the granting of a revocable License Agreement for 0.117± acres at Hardman Farms Historic Site by the State Properties Commission to the Georgia Department of Transportation at the intersection of SR 75/SR 17 in White County. He further stated that GDOT needs the agreement for a temporary easement for grading to install a new right turn lane at the intersection of SR 75 and SR 17. He added that the new turn lane would be on DOT right-of-way and that a new permanent easement is not required. Mr. Friedman then stated that since the project is in the public interest, it should be given to GDOT at no cost.

Mr. Friedman stated that he would request the Committee recommend that the Board approve the item, as presented.

A motion was made by Mr. Wilheit, seconded by Mr. Stewart, and carried unanimously that the Committee recommend that the Board adopt the Resolution to authorize the Commissioner to seek State Properties Commission approval of the granting of a Revocable License Agreement for 0.117± acres at Hardman Farms Historic Site by the State Properties Commission to the Georgia Department of Transportation at the intersection of SR 75/SR 17, Hardman Farms Historic Site, White County, as presented.

Mr. Friedman stated that Item M seeks the disposition of up to 405.1± acres of real property in Rockdale County Park in Rockdale County. He further stated that Rockdale County has managed the property since 1999 under a 50 year IGA as Black Shoals Park, including Lake Poynter Reservoir. He added that the park's staff supports the Resolution and that since it is in the best interest of the public, the property be conveyed at no cost.

Mr. Friedman stated that he would request the Committee recommend that the Board approve the item, as presented.

A motion was made by Mr. Wilheit, seconded by Mr. Stewart, and carried unanimously that the Committee recommend that the Board adopt the Resolution to authorize Commissioner to seek State Properties Commission approval of the disposition (surplus) of up to 405.1± acres of real property, Rockdale County Park, Rockdale County, as presented.

There being no further business, the meeting was adjourned.