

**Minutes
Land Committee
2 Martin Luther King, Jr. Drive, S. E.
Suite 1252 East Tower
Atlanta, GA 30334**

**Tuesday, September 24, 2024
9:00 a.m.**

Committee Members

Paul Shailendra, Chair
Randy Dellinger, Vice Chair
Nancy Addison
Patrick Denney
Charles DePriest
Mark Hennessy
Steve Hufstetler
Brent Layton
Gary Vowell
Harley Yancey
Joe Hatfield, Board Chair, Ex-officio

Board Members

Jeff Andrews
Duncan Johnson
Ray Lambert
Lesley Reynolds
Bodine Sinyard

Guests

Bryan Tolar, GA Urban Ag Council
Anna Edmondson, Robbins Governmental Relations
Rosa Chi, Georgia Power Company

Staff Members

Walter Rabon, Commissioner
Thomas Barnard
Trevor Santos
Taylor Brown Fisher
Cathy Barnette
Kyle Pearson
Kate Iannuzzi
Artica Gaston
Doug Haymans
Angie Johnson
Thom Litts
James McLaughlin
Brent Womack

Jeff Cown, Director
James Boylan
Chuck Mueller
Anna Truszczynski
Katie Hegarty

The September 24, 2024 meeting of the Land Committee was called to order by Joe Hatfield, Chairman of the Board of Natural Resources.

Chairman Hatfield called on Mr. Paul Shailendra, Chair of the Land Committee. Mr. Shailendra called on Brent Womack, Chief of Real Estate.

Mr. Womack stated the first item for consideration, Item A, is requesting approval to acquire 3± acres in Rabun County for conservation and recreational purposes. He further stated that the Department will acquire this property for inclusion in Black Rock Mountain State Park. He added that protecting the inholding will prevent impacts to the viewshed and prevent the tract from being sold for development. He further added that Phase 1 is scheduled to close in September 2024 and if approved will close Phase 2 in January 2025.

Mr. Womack stated this phase of the project includes a residence and as part of the agreement with Mrs. Grizzard to acquire the property, Parks will enter into a Right of Entry agreement that allows her to continue to occasionally stay overnight in the residence for the remainder of her life. He further stated that her visits will need to be submitted ahead of time and will be approved by Parks staff.

Mr. Womack stated the Department will acquire the property with State Park Revenue Funds and a donation from the Knobloch Family Foundation (KFF). He further stated that as a condition of receiving the KFF donation, an affidavit will be recorded against the tract stating it may not be disposed of in any manner or used for purposes inconsistent with the programs it was acquired for without the prior approval of the KFF.

A motion was made by Mr. Dellinger, seconded by Mr. Denney, and carried unanimously that the Committee recommends the Board adopt the Resolution to authorize the Commissioner to seek State Properties Commission approval to purchase Phase 2 from Corinne Gordon Grizzard, 3± acres as an addition to the Black Rock Mountain State Park, Rabun County.

Mr. Womack stated the next item, Item B, is requesting approval to submit an application to the National Park Service for the transfer of 129± acres in Jenkins County for conservation and recreational purposes. He further stated that the Department will apply to the National Park Service for permission to transfer this property into State ownership for inclusion in Magnolia Springs State Park. He added that for the Department to apply for this transfer an approved resolution from the Board must be presented as part of the application. He further added that the resolution assures the National Park Service that the Department is fully committed to completing the transfer.

Mr. Womack stated that if the application is approved and all necessary due diligence is completed, the item will be taken through the normal Department process for acquisitions and donations. He further stated that the property contains a portion of a civil war archeological site and will fill in the Park ownership around Magnolia Springs, the namesake of the Park. He added that protecting the inholding will prevent the tract from being sold for development.

A motion was made by Mr. Layton, seconded by Mr. DePriest, and carried unanimously that the Committee recommends the Board adopt the Resolution to authorize the Commissioner to seek State Properties Commission approval to submit an application to the National Park Service for the transfer of 129± acres known as the Bo Ginn National Fish Hatchery as an addition to the Magnolia Springs State Park, Jenkins County.

Mr. Womack stated the next item, Item C, is requesting approval to enter into a supplemental agreement with the Corps of Engineers to extend the lease of approximately 393.12± acres in Franklin County at no cost. He further stated that the current lease will terminate in 2038, and the new lease will extend the term until 2053. He added the supplemental agreement will ensure the lease will meet requirements needed for the Land Water Conservation (LWCF) grant with the National Park Service. He further added the LWCF funds will go toward the reconstruction of ten cabins at Tugaloo State Park. He stated the property is managed by the Parks and Historic Sites Division as a State Park on Hartwell Lake.

A motion was made by Mr. Denney, seconded by Mr. DePriest, and carried unanimously that the Committee recommends the Board adopt the Resolution to authorize the Commissioner to seek State Properties Commission approval of the se Extension No. DACW21-1-12-2022 for Recreational Purposes Supplemental Agreement No. 1, U.S. Department of Army, Corps of Engineers (COE), 393.12± acres of real property at Hartwell Lake and Reservoir, Tugaloo State Park, Franklin County.

Mr. Womack stated the next item, Item D, is requesting approval to enter into an agreement with the City of Rome to lease the 2.75± acres Etowah River Boat Ramp, Floyd County. He further stated that the Department will enter into a new lease on the Etowah River for a twenty-five-year term, with the city of Rome. He added that the Department has continuously operated the boat ramp since the 1990s. He further added that the city will be responsible for the general facility maintenance of the boat ramp at no cost to the Department.

A motion was made by Mr. Layton, seconded by Mr. Denney, and carried unanimously that the Committee recommends the Board adopt the Resolution to authorize the Commissioner to seek State Properties Commission approval to enter into an agreement with the City of Rome to lease the 2.75± acres Etowah River Boat Ramp, Floyd County.

Mr. Womack stated the last item, Item E, is requesting approval of the granting of a Revocable License Agreement and Permanent Easement of up to 0.19± acres by the State Properties Commission and General Assembly to Georgia Power Company at Paulding Forest Wildlife Management Area, Paulding County. He further stated that Georgia Power Company has requested a Revocable License Agreement and Permanent Easement of up to 0.19± acres to provide electrical service to a 911 Communications Tower from Paulding County in the Paulding Forest Wildlife Management Area. He added the tower will improve radio reception within the WMA. He further added that improved radio reception will positively impact the Department's ability to conduct prescribed burns on the surrounding state land and enhance the safety and efficiency of these management activities by ensuring more reliable communication in the event of an emergency.

Mr. Womack stated the request requires a Revocable License Agreement be issued by the State Properties Commission and a Permanent Easement be granted by the General Assembly. He further stated that because the tower is only for emergency services, and not commercial use, the recommendation to the State Properties Commission is for it to be issued at no cost.

A motion was made by Mr. Denney, seconded by Mr. DePriest, and carried unanimously that the Committee recommends 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 up to 0.19± acres by the State Properties Commission and General Assembly to Georgia Power Company at Paulding Forest Wildlife Management Area, Paulding County.

There being no further business, the meeting was adjourned.