

Minutes
Land Committee
Young Harris College
Rollins Campus Center
Charles Suber Banquet Hall
1 College Street
Young Harris, GA 30582

December 1, 2015

Attending:

Committee Members

Dwight Davis, Chairman
Mark Mobley, Vice Chairman (Via Conference Call)
William Bagwell
Dwight Evans
Mike Phelps
Matt Sawhill
Paul Shailendra
Ray Lambert, Board Chair, ex-officio

Board Members

Nancy Addison
Duncan Johnson, Jr.
Phyllis Johnson
Aaron McWhorter
Bodine Sinyard (Via Conference Call)
Philip Watt (Via Conference Call)
Philip Wilheit
Dee Yancey

Visitors

Joe Thacker, CH2M Hill
James Mathis, Williams
Kristen Drew, Williams
August Nicholas, Williams
Leon Watkins, Whitestone Landfill
Brent Simmons, Williams
Chris Manganiello, Georgia River Network
Ronny Just, Georgia Power
Bryan Tolar, Georgia Agribusiness Council

Staff Members

Mark Williams
Jud Turner
Dave Crass
Dan Forster
Eddie Henderson
Becky Kelley
Steve Friedman
Kyle Pearson
Zachary Harris
Cathy Barnette
Taylor Brown
Amber Carter
Mary Kathryn Yearta
John Bowers
Jac Capp
Jeff Cown
William Hover

The December 1, 2015 meeting of the Land Committee was called to order by Ray Lambert, Chairman of the Board of Natural Resources.

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

Mr. Friedman stated that the first six items would be briefed together and would require one single motion. He further stated that all six items are acquisitions to buffer the Robins Air Force Base, each tract located in Houston County. He added that Bond 123 would be used for all six acquisitions.

Mr. Friedman stated that all buildings that are on the properties acquired will be removed. He further stated the Historic Preservation Division has determined that none of the buildings have historic significance, but any buildings larger than 2,000 square feet will require an executive order to remove.

Mr. Friedman stated that the first tract to be acquired is a .35± acre piece located at 205 York Avenue with a purchase price of \$3,500. He also stated that this property is an empty lot.

Mr. Friedman stated that the second tract to be acquired is a .29± acre piece located at 901 Oak Avenue with a purchase price of \$25,000. He further stated that this property contains a small house, less than 1,000 square feet, which will be removed.

Mr. Friedman stated that the third tract to be acquired is a 1.46± acre piece located at 200 Wyler Avenue with a purchase price of \$74,000. He further stated that this property contains a house over 2,000 square feet, which will require an executive order to be removed.

Mr. Friedman stated that the fourth tract to be acquired is a .35± acre piece located at 102 Roberts Street with a purchase price of \$37,000. He further stated that this property contains a small house, just over 1,000 square feet, which will be removed.

Mr. Friedman stated that the fifth tract to be acquired is a .46± acre piece located at 207 Travis Street with a purchase price of \$50,000. He further stated that this property contains a 1,300 square feet house, which will be removed.

Mr. Friedman stated that the sixth tract to be acquired is a 6± acre piece located at 217 Tabor Drive. He further stated that there were two appraisals done, one for \$750,000 and another for \$515,000. He added that a state review appraiser was hired to do a third appraisal, which came in at \$700,000, which is the final purchase price of this property.

Mr. Friedman stated that this property is an apartment complex with nine buildings and 56 units, which will need an executive order to be removed.

Ms. Johnson inquired as to the funding source for the removal of the properties. Mr. Friedman stated that the same bond (Bond 123) can be used for that as well.

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

A motion was made by Mr. Bagwell, seconded by Mr. Phelps and carried unanimously that the Committee recommend that the Board adopt the Resolution to authorize the Commissioner to seek State Properties Commission approval to purchase the .35± acres of real property, Robins Air Force Base Buffer Project, 205 York Avenue, Houston County, as presented; the Resolution to authorize the Commissioner to seek State Properties Commission approval to purchase the .29± acres of real property, Robins Air Force Base Buffer Project, 901 Oak Avenue, Houston County, as presented; the Resolution to authorize the Commissioner to seek State Properties Commission approval to purchase the 1.46± acres of real property, Robins Air Force Base Buffer Project, 200 Wyler Avenue, Houston County, as presented; the Resolution to authorize the Commissioner to seek State Properties Commission approval to purchase the .35± acres of real property, Robins Air Force Base Buffer Project, 102 Roberts Street, Houston County, as presented; the Resolution to authorize the Commissioner to seek State Properties Commission approval to purchase the .46± acres of real property, Robins Air Force Base Buffer Project, 207 Travis Street, Houston County, as presented; the Resolution to authorize the Commissioner to seek State Properties Commission approval to purchase the 6± acres of real property, Robins Air Force Base Buffer Project, 217 Tabor Drive, Houston County, as presented.

Mr. Friedman stated that the next tract to be considered is the Corley Tract in Polk County, the acquisition of 217± acres of real property as an addition to the Paulding Forest Wildlife Management Area with a purchase price of \$520,800. He further stated that this addition will improve boundaries for management, add more recreation land to one the most popular WMAs. He added that this one of the six priorities identified in the state wildlife action plan.

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

A motion was made by Mr. Evans, seconded by Mr. Sawhill and carried unanimously that the Committee recommend that the Board adopt the Resolution to authorize the Commissioner to seek State Properties Commission approval to purchase 217± acres of real property, Paulding Forest Wildlife Management Area, Corley Tract, Polk County, as presented.

Mr. Friedman stated that the next tract to be considered is the Brown Brothers Tract, the acquisition of 277± acres of real property as an addition to the Chattahoochee Fall Line Wildlife Management Area in Talbot County. He further stated that DNR has been leasing this tract from the Nature Conservancy and will acquire it subject to conservation easement, which lowers the purchase price to \$310,000 to be acquired entirely with federal funds. He added that this tract is important for gopher tortoise conservation, will add more public recreation, and improve DNR management because it extends the WMA out to a public road.

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

A motion was made by Mr. Phelps, seconded by Mr. Evans and carried unanimously that the Committee recommend that the Board adopt the Resolution to authorize the Commissioner to seek State Properties Commission approval to purchase the 277± acres of real property, Chattahoochee Fall Line Wildlife Management Area, Brown Brothers Tract, Talbot County, as presented.

Mr. Friedman stated that the next item is the purchase of a conservation easement over 58± acres of the Musgrove Plantation on St. Simons Island in Glynn County. He further stated that this conservation easement will be purchased from the St. Simons Land Trust. He added that this acquisition is phase one with the intent for three-to-four phases in total.

Mr. Friedman stated that this tract is home to high priority habitat, in addition to a boat ramp that will provide valuable public access.

Discussion ensued over the frequency of conservation easements purchases and future strategies for the other phases of the project.

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

A motion was made by Mr. Sawhill, seconded by Mr. Evans and carried unanimously that the Committee recommend that the Board adopt the Resolution to authorize the Commissioner to seek State Properties Commission approval to purchase the 58± acre conservation easement, Musgrove Plantation Stage I, St. Simons Land Trust, Glynn County, as presented.

Mr. Friedman stated that the next item for consideration is the Griffith tract; a donation of .86± acres in addition to the Oconee Wildlife Management Area in Putnam County. He further stated that DNR thanks Mr. Griffith for the donation.

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

A motion was made by Mr. Davis, seconded by Mr. Shailendra and carried unanimously that the Committee recommend that the Board adopt the Resolution to authorize the Commissioner to seek State Properties Commission approval to acquire .86± acres of real property, Oconee Wildlife Management Area, Griffith Tract, Putnam County, as presented.

Mr. Friedman stated that the next item is the granting of revocable license agreements for 24± acres and permanent easements for 14± acres subject to General Assembly approval. He further stated that this item would be directed to the Transcontinental Company, LLC (Transco) to install and maintain

the Dalton pipeline, which would run through a portion of the Paulding Forest Wildlife Management Area and would have nine crossings of six navigable waters of the state listed below:

- Conasuaga River (West)/.91± acres/Whitefield and Murray Counties
- Conasuaga River (East)/.19± acres/Whitefield and Murray Counties
- Holly Creek (1st Crossing)/.06± acres/Murray Counties
- Holly Creek (2nd Crossing)/.13± acres/Murray Counties
- Holly Creek (3rd Crossing)/.07± acres/Murray Counties
- Coosawatee River/.22± acres/Gordon County
- Etowah River/.59± acres/Bartow County
- Euharlee Creek/.1± acres/Bartow County
- Chattahoochee River/.33± acres/Carroll and Coweta Counties

Mr. Friedman stated that Transco will install a 24 inch gas pipeline over 112 miles. He further stated that it is important to note that this is not a vote on the route of the pipeline, but a recommendation to issue revocable license agreements and permanent easements over the portion that is crossing state land as well as the navigable waters.

Mr. Friedman stated that Transco will use a Horizontal Directional Drill Method (HDDM), which will allow them to tunnel under the water body from one bank to the other, for each of the navigable waterways except for the Etowah River and Euharlee Creek. He further stated that the geology of the Etowah River and Euharlee Creek prevent the HDDM from being utilized. He added that since the revocable licenses and permanent easements will not directly benefit the Department, the Department recommends revocable licenses' and permanent easements' cost consideration be established at the discretion of the State Properties Commission.

Chairman Lambert stated there was a speaker who signed up to speak on this action item. He asked that the speaker limit his comments to fewer than three minutes.

James Mathis Williams spoke in support of the proposed item.

Ms. Johnson asked if the project were to go through Heritage Preserve designated area, would that designation preclude the piping from going through and what the process would be to change the use of the Heritage Preserve.

Mr. Friedman stated in order to change the use of the Heritage Preserve that the Department would have to support it, the Board would have to vote after a public hearing, which would then go to the General Assembly if voted favorably.

Mr. Davis acknowledged that Mr. Sawhill would be recusing himself from the vote, but that a quorum was still met.

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

A motion was made by Mr. Davis, seconded by Mr. Phelps and carried unanimously that the Committee recommend that the Board adopt the Resolution to authorize the Commissioner to seek State Properties Commission approval to grant Revocable License Agreements for 24± acres and Permanent Easements for 14± acres by the State Properties Commission and General Assembly to Transcontinental Gas Pipe Line Company, LLC for the Dalton Expansion Project, Bartow, Carroll, Coweta, Gordon, Murray, Paulding, and Whitefield Counties, as presented.

Mr. Friedman stated that the next item was a briefing of the Proposed Adoption of Amendments to Rule 391-1-8.07, the Conveyance of Heritage Preserves to Local Governments. He further stated that the current rule allows the Heritage Preserve designation to be removed for properties conveyed to a local government subject to a conservation easement, but does not allow a local government to assign any interest it acquires in the property. He added that the proposed amendment applies to historic homes located on three acres or less of real property and designated to by the Secretary of the Interior as National Historic Landmarks.

Mr. Friedman stated that for this type of Heritage Preserve property, the Heritage Preserve designation could be removed if the property is conveyed to a local government subject to a conservation easement, and the local government could then convey its interest in the property to a private individual or entity who would also be bound by the conservation easement.

Mr. Friedman reminded the Board that today is only a briefing on the proposed rule change. He further stated that the proposed amendment will go out for public comment and then be presented to the Board at the January 29, 2016 meeting for approval.

Mr. Davis called on Dr. Watt who provided background information on the Lapham Patterson House.

Ms. Johnson stated that the Board should carefully consider any Heritage Preserve Property designation. She further stated that when these properties desire a change of use, the process is long and difficult and should be taken carefully into consideration.

Mr. Davis supported Ms. Johnson's comments.

There being no further business, the meeting was adjourned.