

The House Committee on State Properties offers the following substitute to HR 157:

### A RESOLUTION

1 Authorizing the lease of certain state owned property located in Appling County; authorizing  
2 the conveyance of certain state owned property located in Bacon County; authorizing the  
3 lease of certain state owned property located in Bacon County; authorizing the conveyance  
4 of certain state owned property located in Effingham County; authorizing the conveyance of  
5 certain state owned property in Morgan, Newton, and Walton counties; authorizing the lease  
6 of certain state owned property located in Rabun County; authorizing the conveyance of  
7 certain state owned property in Taylor County; and authorizing the conveyance of certain  
8 state owned property in Walton County; to provide for related matters; to provide an  
9 effective date; to repeal conflicting laws; and for other purposes.

#### 10 WHEREAS:

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

13 (2) Said real property is approximately 4.16 acres located in the 2nd Land District of  
14 Appling County, Georgia, with 0.68 of an acre identified as the "Ground Lease Area,"  
15 approximately 0.79 of an acre identified as "Ingress/Egress Access Easement," and  
16 approximately 2.69 acres identified as "Shared Parking," and more particularly described  
17 in that Deed, dated January 29, 1997, from Appling County, Georgia, being recorded in  
18 Deed Book 299, Page 460, in the office of the Clerk of Superior Court of Appling County

- 19 and on file with the State Properties Commission Real Property Records as RPR 008975;  
20 and  
21 (3) Said real property is under the custody of the Technical College System of Georgia;  
22 and  
23 (4) By official action dated September 13, 2022, the Appling County Board of Education  
24 requested to enter into a lease of the Property for a term of 25 years for the construction  
25 and operation of Southern Pines College and Career Academy at the Baxley Campus of  
26 Coastal Pines Technical College; and  
27 (5) By official action dated October 6, 2022, the Technical College System of Georgia  
28 declared the Property surplus to its current and future need; and  
29 (6) The Technical College System of Georgia has no objection to the leasing of the  
30 Property; and

31 WHEREAS:

- 32 (1) The State of Georgia is the owner of certain real property located in Bacon County,  
33 Georgia; and  
34 (2) Said real property is approximately 0.26 of an acre located in the 5th Land District  
35 of Bacon County, Georgia, and more particularly described in that General Warranty  
36 Deed, dated December 19, 2001, from the Downtown Development Authority of Alma,  
37 being recorded in Deed Book 311, Pages 265-267, in the office of the Clerk of Superior  
38 Court of Bacon County and on file with the State Properties Commission Real Property  
39 Records as RPR 009566.01; and  
40 (3) Said real property is under the custody of the Department of Human Services and is  
41 located at 426 and 428 W. 12th Street, Alma, Georgia; and  
42 (4) By official action dated August 17, 2022, the Department of Human Services  
43 resolved to seek legislation to surplus and convey the approximately 0.26 of an acre of

44 real property by competitive bid for fair market value, or to a local government or state  
45 entity for fair market value; and

46 WHEREAS:

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

49 (2) Said real property is approximately 11,520 square feet being in part of the Alma  
50 Campus of Coastal Pines Technical College, being in Land Lot 282 of the 5th District,  
51 City of Alma, Bacon County, Georgia, and more particularly described in that General  
52 Warranty Deed, dated December 28, 2006, from the City of Alma, Bacon County,  
53 Georgia, being recorded in Deed Book 400, Page 259, in the office of the Clerk of  
54 Superior Court of Bacon County and on file with the State Properties Commission Real  
55 Property Records as RPR 010866; and

56 (3) Said real property is under the custody of the Technical College System of Georgia  
57 and is located at 203 W. 16th Street, Alma, Georgia; and

58 (4) Satilla Rural Electric Membership Corporation is currently leasing the Property; and

59 (5) Satilla Rural Electric Membership Corporation is desirous of entering into a new  
60 lease of the Property for a term of two years; and

61 (6) By official action, the Technical College System of Georgia has no objection to the  
62 leasing of the Property; and

63 WHEREAS:

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

66 (2) Said real property is a portion of the property being approximately 16.0 acres located  
67 in the 9th G.M.D., Effingham County, Georgia, commonly known as the Savannah  
68 Technical College and Career Academy, and more particularly described in that Quit

69 Claim Deed, dated July 19, 2004, from the Department of Technical and Adult  
70 Education, being recorded in Deed Book 1142, Pages 285-286 in the office of the Clerk  
71 of Superior Court of Effingham County and on file with the State Properties Commission  
72 Real Property Record as RPR 010009.02; and

73 (3) Said real property is under the custody of the Technical College System of Georgia;  
74 and

75 (4) The Effingham County Board of Education is desirous of acquiring up to 16.0 acres;  
76 and

77 (5) The Technical College System of Georgia has no objection to the conveyance of the  
78 above-described property to the Effingham County Board of Education; and

79 WHEREAS:

80 (1) The State of Georgia is the owner of certain improved real property located in  
81 Morgan County, Newton County, and Walton County, Georgia; and

82 (2) Said real property is approximately 93.9 acres of fee, 1.868 acres of permanent  
83 easement for construction and drainage maintenance, and 0.542 of an acre of permanent  
84 driveway easement, located in Land Lots 2, 3, 30, 31, 33, 34, 102, 105, 106, and 108 of  
85 the 1st and 19th Land District, Morgan County, Newton County, and Walton County,  
86 Georgia, and more particularly described in that Limited Warranty Deed, dated  
87 September 2, 2002, from the Joint Development Authority of Jasper County, Morgan  
88 County, Newton County, and Walton County, being recorded in Deed Book 5204, Pages  
89 170-216, in the office of the Clerk of Superior Court of Walton County and on file with  
90 the State Properties Commission Real Property Records as RPR 012780.01; and

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

93 (4) By official action dated December 8, 2022, the Department of Economic  
94 Development resolved to seek legislation to surplus and convey the approximately 93.9

95 acres of fee, 1.868 acres of permanent easement for construction and drainage  
96 maintenance, and 0.542 of an acre of permanent driveway easement by competitive bid  
97 for fair market value, or to a local government or state entity for fair market value; and

98 WHEREAS:

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

101 (2) Said real property is approximately 1.12 acres located in Land Lot 162 of the 2nd  
102 District, 556th GMD, commonly known as the Dillard State Farmers' Market, and more  
103 particularly described in those Warranty Deeds, dated October 17, 1950, and September  
104 30, 1954 from the Rabun Home Industries Co-Operative, Inc., being recorded in Deed  
105 Book Y-2, Page 61, and Deed Book E-4, Pages 147-148 in the office of the Clerk of  
106 Superior Court of Rabun County and on file with the State Properties Commission Real  
107 Property Records as RPR 001089 and 004487, respectively; and

108 (3) Said real property is under the custody of the Department of Agriculture and is  
109 located at 6500 Hwy 441 North, Dillard, Georgia; and

110 (4) The City of Dillard, Georgia, is currently leasing the Property; and

111 (5) By official action dated October 11, 2022, the City of Dillard is desirous of entering  
112 into a new lease of the Property for a term of 20 years for the continued operation of the  
113 local farmers' market and agritourism; and

114 (6) By official action, the Department of Agriculture has no objection to the leasing of  
115 the Property; and

116 WHEREAS:

117 (1) The State of Georgia is the owner of certain improved real property located in Taylor  
118 County, Georgia; and

- 119 (2) Said real property is approximately 10.01 acres located in Land Lot 2 of the 15th  
120 Land District of Taylor County, Georgia, commonly known as the Taylor Detention  
121 Center and more particularly described in that Fee Simple Deed, dated July 1, 1987, from  
122 Taylor County Development Authority, being recorded in Deed Book 60, Pages 406-410,  
123 in the office of the Clerk of Superior Court of Taylor County and on file with the State  
124 Properties Commission Real Property Records as RPR 007467; and
- 125 (3) Said real property is under the custody of the Department of Corrections and is  
126 located on Industrial Park Road; and
- 127 (4) By official action dated February 8, 2023, the Department of Corrections requested  
128 authorization to surplus and convey the approximately 10.01 acre of real property by  
129 competitive bid for fair market value, or to a local government or state entity for fair  
130 market value; and

131 WHEREAS:

- 132 (1) The State of Georgia is the owner of certain improved real property located in Walton  
133 County, Georgia; and
- 134 (2) Said real property is approximately 7.233 acres of fee, 4,750 square feet of easement  
135 for construction and drainage maintenance, and 938.492 of linear feet for access, located  
136 in Land Lots 106 and 108 of the 1st Land District, Walton County, Georgia, and more  
137 particularly described in that Limited Warranty Deed, dated September 2, 2002, from the  
138 Joint Development Authority of Jasper County, Morgan County, Newton County, and  
139 Walton County, being recorded in Deed Book 5204, Pages 170-216, in the office of the  
140 Clerk of Superior Court of Walton County and on file with the State Properties  
141 Commission Real Property Records as RPR 012780.01; and
- 142 (3) Said real property is under the custody of the Department of Economic Development  
143 Authority; and

144 (4) The Department of Transportation is desirous of acquiring a portion totaling  
145 approximately 7.233 acres of fee, 4,750 square feet of easement for construction and  
146 drainage maintenance, and 938.492 of linear feet for access; and

147 (5) By official action dated December 8, 2022, the Board of the Economic Development  
148 resolved to seek legislation to surplus and convey the approximately 7.233 acres of fee,  
149 4,750 square feet of easement for construction and drainage maintenance, and 938.492  
150 of linear feet for access by competitive bid for fair market value, or to a local government  
151 or state entity for fair market value.

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

154 ARTICLE I  
155 SECTION 1.

156 That the State of Georgia is the owner of the above-described property located in Appling  
157 County, containing approximately 4.16 acres, and that in all matters relating to the leasing  
158 of said real property the State of Georgia is acting by and through its State Properties  
159 Commission.

160 SECTION 2.

161 That the State of Georgia, acting by and through the State Properties Commission, is  
162 authorized to lease the above-described property with the Appling County Board of  
163 Education for a term of 25 years for the consideration of \$10.00 annually so long as the  
164 property is used for public purpose, and such further terms and conditions as determined by  
165 the State Properties Commission as to be in the best interest of the State of Georgia.

166 **SECTION 3.**

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

170 **SECTION 4.**

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

173 **SECTION 5.**

174 That the ground lease shall be recorded by the Grantor in the Superior Court of Appling  
175 County, Georgia, and a recorded copy shall be forwarded to the State Properties  
176 Commission.

177 **SECTION 6.**

178 That the above-described real property shall remain in the custody of the Technical College  
179 System of Georgia during the term of the lease.

180 **ARTICLE II**

181 **SECTION 7.**

182 That the State of Georgia is the owner of the above-described property located in Bacon  
183 County, containing approximately 0.26 of an acre, and that in all matters relating to the  
184 conveyance of said real property, the State of Georgia is acting by and through its State  
185 Properties Commission.



186 **SECTION 8.**

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

195 **SECTION 9.**

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

199 **SECTION 10.**

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

202 **SECTION 11.**

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

206 **SECTION 12.**

207 That the above-described real property shall remain in the custody of the Department of  
208 Human Services until the property is conveyed.

209

**ARTICLE III**

210

**SECTION 13.**

211 That the State of Georgia is the owner of the above-described property located in Bacon  
212 County, containing approximately 11,520 square feet, and that in all matters relating to the  
213 leasing of said real property the State of Georgia is acting by and through its State Properties  
214 Commission.

215

**SECTION 14.**

216 That the State of Georgia, acting by and through the State Properties Commission, is  
217 authorized to lease the above-described real property to Satilla Rural Electric Membership  
218 Corporation for a term of two years for the consideration of \$33,293.00 per annum, and such  
219 further terms and conditions as determined by the State Properties Commission as to be in  
220 the best interest of the State of Georgia.

221

**SECTION 15.**

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

225

**SECTION 16.**

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

228 **SECTION 17.**

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

232 **SECTION 18.**

233 That the above-described real property shall remain in the custody of the Technical College  
234 System of Georgia during the term of the lease.

235 **ARTICLE IV**

236 **SECTION 19.**

237 That the State of Georgia is the owner of the above-described property located in Effingham  
238 County, containing approximately 16.0 acres, and that in all matters relating to the  
239 conveyance of said real property, the State of Georgia is acting by and through its State  
240 Properties Commission.

241 **SECTION 20.**

242 That the above-described improved real property may be conveyed by appropriate instrument  
243 by the State of Georgia, acting by and through its State Properties Commission to the  
244 Effingham County Board of Education for fair market value or for a consideration of \$10.00  
245 so long as the property is used for public purpose in perpetuity; to a local government entity  
246 or state entity for fair market value and other consideration and provisions as the State  
247 Properties Commission shall in its discretion determine to be in the best interest of the State  
248 of Georgia; or to a local government or state entity for a consideration of \$10.00 so long as  
249 the property is used for public purpose, and other consideration and provisions as the State

250 Properties Commission shall in its discretion determine to be in the best interest of the State  
251 of Georgia.

252 **SECTION 21.**

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

256 **SECTION 22.**

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

259 **SECTION 23.**

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

263 **SECTION 24.**

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

266 **ARTICLE V**

267 **SECTION 25.**

268 That the State of Georgia is the owner of the above-described improved property located in  
269 Morgan County, Newton County, and Walton County, containing approximately 93.9 acres  
270 of fee, 1.868 acres of permanent easement for construction and maintenance of drainage, and

271 0.542 of an acre of driveway easement, and that in all matters relating to the conveyance of  
272 said real property, the State of Georgia is acting by and through its State Properties  
273 Commission.

274 **SECTION 26.**

275 That the above-described improved real property may be conveyed by appropriate instrument  
276 by the State of Georgia, acting by and through its State Properties Commission to the Joint  
277 Development Authority of Jasper County, Morgan County, Newton County, and Walton  
278 County for fair market value or for a consideration of \$10.00 so long as the property is used  
279 for public purpose in perpetuity; to a local government entity or state entity for fair market  
280 value and other consideration and provisions as the State Properties Commission shall in its  
281 discretion determine to be in the best interest of the State of Georgia; or to a local  
282 government or state entity for a consideration of \$10.00 so long as the property is used for  
283 public purpose, and other consideration and provisions as the State Properties Commission  
284 shall in its discretion determine to be in the best interest of the State of Georgia.

285 **SECTION 27.**

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

289 **SECTION 28.**

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

292 **SECTION 29.**

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

296 **SECTION 30.**

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

299 **ARTICLE VI**

300 **SECTION 31.**

301 The State of Georgia is the owner of the above-described property located in Rabun County,  
302 containing approximately 1.12 acres, and that in all matters relating to the leasing of said real  
303 property the State of Georgia is acting by and through its State Properties Commission.

304 **SECTION 32.**

305 That the State of Georgia, acting by and through the State Properties Commission, is  
306 authorized to lease the above-described Property with the City of Dillard, for a term of 20  
307 years for the continual operation of a local farmers' market and agritourism, for the  
308 consideration of \$10.00 annually so long as the property is used for public purpose, and such  
309 further terms and conditions as determined by the State Properties Commission as to be in  
310 the best interest of the State of Georgia.

311 **SECTION 33.**

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

315 **SECTION 34.**

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

318 **SECTION 35.**

319 That the above-described real property shall remain in the custody of the Department of  
320 Agriculture during the term of the lease.

321 **ARTICLE VII**

322 **SECTION 36.**

323 The State of Georgia is the owner of the above-described improved property located in  
324 Taylor County, containing approximately 10.01 acres, and that in all matters relating to the  
325 conveyance of said real property, the State of Georgia is acting by and through its State  
326 Properties Commission.

327 **SECTION 37.**

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

333 entity for a consideration of \$10.00 so long as the property is used for public purpose, and  
334 other consideration and provisions as the State Properties Commission shall in its discretion  
335 determine to be in the best interest of the State of Georgia.

336 **SECTION 38.**

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

340 **SECTION 39.**

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

343 **SECTION 40.**

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

347 **SECTION 41.**

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

350 **ARTICLE VIII**

351 **SECTION 42.**

352 The State of Georgia is the owner of the above-described improved property located in  
353 Walton County, containing approximately 7.233 acres in fee, 4,750 square feet easement for



354 construction and maintenance of drainage, and 938.492 linear feet for access, and that in all  
355 matters relating to the conveyance of said real property, the State of Georgia is acting by and  
356 through its State Properties Commission.

357

**SECTION 43.**

358 That the above-described improved real property may be conveyed by appropriate instrument  
359 by the State of Georgia, acting by and through its State Properties Commission, to the  
360 Georgia Department of Transportation for a consideration of \$547,300.00 and other  
361 consideration and provisions as the State Properties Commission shall in its discretion  
362 determine to be in the best interest of the State of Georgia; to a local government entity or  
363 state entity for fair market value and other consideration and provisions as the State  
364 Properties Commission shall in its discretion determine to be in the best interest of the State  
365 of Georgia; or to a local government or state entity for a consideration of \$10.00 so long as  
366 the property is used for public purpose, and other consideration and provisions as the State  
367 Properties Commission shall in its discretion determine to be in the best interest of the State  
368 of Georgia.

369

**SECTION 44.**

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

373

**SECTION 45.**

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

376 **SECTION 46.**

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

380 **SECTION 47.**

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

383 **ARTICLE IX**

384 **SECTION 48.**

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

387 **SECTION 49.**

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