

House Resolution 157 (AS PASSED HOUSE AND SENATE)

By: Representatives Greene of the 154th, Vance of the 133rd, Pirkle of the 169th, Dunahoo of the 31st, and Buckner of the 137th

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 Muscogee County; authorizing the conveyance of
7 certain state owned property located in Rabun County; authorizing the conveyance of certain
8 state owned property in Taylor County; and authorizing the conveyance of certain state
9 owned property in Walton County; to provide for related matters; to provide an effective
10 date; to repeal conflicting laws; and for other purposes.

11 WHEREAS:

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

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

19 Deed Book 299, Page 460, in the office of the Clerk of Superior Court of Appling County
20 and on file with the State Properties Commission Real Property Records as RPR 008975;
21 and
22 (3) Said real property is under the custody of the Technical College System of Georgia;
23 and
24 (4) By official action dated September 13, 2022, the Appling County Board of Education
25 requested to enter into a lease of the Property for a term of 25 years for the construction
26 and operation of Southern Pines College and Career Academy at the Baxley Campus of
27 Coastal Pines Technical College; and
28 (5) By official action dated October 6, 2022, the Technical College System of Georgia
29 declared the Property surplus to its current and future need; and
30 (6) The Technical College System of Georgia has no objection to the leasing of the
31 Property; and

32 WHEREAS:

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

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

47 WHEREAS:

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

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

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

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

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

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

64 WHEREAS:

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

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

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

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

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

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

80 WHEREAS:

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

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

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

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

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

99 WHEREAS:

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

102 (2) Said real property is all of that improved parcel or tract lying west of the east side of
103 Fourth Avenue and south of Fourth Street, and extending across the Chattahoochee River
104 to the south boundary of the City of Columbus; and

105 (3) By an Act of the General Assembly, the State of Georgia authorized to the
106 Commissioners of Commons of the City of Columbus, as created by Act of the General
107 Assembly, approved February 18, 1873, the conveyance of said real property to the City
108 of Columbus on January 30, 1928, subject to the restrictions that said real property shall
109 be kept open and used only for the purpose of a public park and playground and devoted
110 to such amusement and pleasure as the corporate authority of the City of Columbus may
111 designate, and that the City of Columbus shall have no power or authority to convey any
112 part or portion of said real property without the assent of two-thirds of the qualified
113 voters of said city at a special election to be held for that purpose; and

114 (4) The City of Columbus and Muscogee County are now a consolidated government
115 known as the Columbus Consolidated Government; and

116 (5) Said real property is currently used for the Golden Park baseball stadium, an
117 auditorium, a civic center, and an ice rink; and

118 (6) The Columbus Consolidated Government is desirous of removing the restrictions
119 from said real property; and

120 WHEREAS:

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

123 (2) Said real property is approximately 1.12 acres located in Land Lot 162 of the 2nd
124 District, 556th GMD, commonly known as the Dillard State Farmers' Market, and more
125 particularly described in those Warranty Deeds, dated October 17, 1950, and September
126 30, 1954 from the Rabun Home Industries Co-Operative, Inc., being recorded in Deed
127 Book Y-2, Page 61, and Deed Book E-4, Pages 147-148 in the office of the Clerk of
128 Superior Court of Rabun County and on file with the State Properties Commission Real
129 Property Records as RPR 001089 and 004487, respectively; and

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

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

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

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

138 WHEREAS:

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

141 (2) Said real property is approximately 10.01 acres located in Land Lot 2 of the 15th
142 Land District of Taylor County, Georgia, commonly known as the Taylor Detention
143 Center and more particularly described in that Fee Simple Deed, dated July 1, 1987, from
144 Taylor County Development Authority, being recorded in Deed Book 60, Pages 406-410,

145 in the office of the Clerk of Superior Court of Taylor County and on file with the State
146 Properties Commission Real Property Records as RPR 007467; and

147 (3) Said real property is under the custody of the Department of Corrections and is
148 located on Industrial Park Road; and

149 (4) By official action dated February 8, 2023, the Department of Corrections requested
150 authorization to surplus and convey the approximately 10.01 acre of real property by
151 competitive bid for fair market value, or to a local government or state entity for fair
152 market value; and

153 WHEREAS:

154 (1) The State of Georgia is the owner of certain improved real property located in Walton
155 County, Georgia; and

156 (2) Said real property is approximately 7.233 acres of fee, 4,750 square feet of easement
157 for construction and drainage maintenance, and 938.492 of linear feet for access, located
158 in Land Lots 106 and 108 of the 1st Land District, Walton County, Georgia, and more
159 particularly described in that Limited Warranty Deed, dated September 2, 2002, from the
160 Joint Development Authority of Jasper County, Morgan County, Newton County, and
161 Walton County, being recorded in Deed Book 5204, Pages 170-216, in the office of the
162 Clerk of Superior Court of Walton County and on file with the State Properties
163 Commission Real Property Records as RPR 012780.01; and

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

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

169 (5) By official action dated December 8, 2022, the Board of the Economic Development
170 resolved to seek legislation to surplus and convey the approximately 7.233 acres of fee,

171 4,750 square feet of easement for construction and drainage maintenance, and 938.492
172 of linear feet for access by competitive bid for fair market value, or to a local government
173 or state entity for fair market value.

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

176 ARTICLE I
177 SECTION 1.

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

182 SECTION 2.

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

188 SECTION 3.

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

192 **SECTION 4.**

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

195 **SECTION 5.**

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

199 **SECTION 6.**

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

202 **ARTICLE II**

203 **SECTION 7.**

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

208 **SECTION 8.**

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

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

217 **SECTION 9.**

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

221 **SECTION 10.**

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

224 **SECTION 11.**

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

228 **SECTION 12.**

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

231 **ARTICLE III**

232 **SECTION 13.**

233 That the State of Georgia is the owner of the above-described property located in Bacon
234 County, containing approximately 11,520 square feet, and that in all matters relating to the

235 leasing of said real property the State of Georgia is acting by and through its State Properties
236 Commission.

237 **SECTION 14.**

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

243 **SECTION 15.**

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

247 **SECTION 16.**

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

250 **SECTION 17.**

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

254 **SECTION 18.**

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

278 **SECTION 22.**

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

281 **SECTION 23.**

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

285 **SECTION 24.**

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

288 **ARTICLE V**

289 **SECTION 25.**

290 That the State of Georgia is the owner of the above-described improved property located in
291 Morgan County, Newton County, and Walton County, containing approximately 93.9 acres
292 of fee, 1.868 acres of permanent easement for construction and maintenance of drainage, and
293 0.542 of an acre of driveway easement, and that in all matters relating to the conveyance of
294 said real property, the State of Georgia is acting by and through its State Properties
295 Commission.

296 **SECTION 26.**

297 That the above-described improved real property may be conveyed by appropriate instrument
298 by the State of Georgia, acting by and through its State Properties Commission to the Joint
299 Development Authority of Jasper County, Morgan County, Newton County, and Walton

300 County for fair market value or for a consideration of \$10.00 so long as the property is used
301 for public purpose in perpetuity; to a local government entity or state entity for fair market
302 value and other consideration and provisions as the State Properties Commission shall in its
303 discretion determine to be in the best interest of the State of Georgia; or to a local
304 government or state entity for a consideration of \$10.00 so long as the property is used for
305 public purpose, and other consideration and provisions as the State Properties Commission
306 shall in its discretion determine to be in the best interest of the State of Georgia.

307 **SECTION 27.**

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

311 **SECTION 28.**

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

314 **SECTION 29.**

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

318 **SECTION 30.**

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

342 **SECTION 34.**

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

345 **SECTION 35.**

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

349 **SECTION 36.**

350 That the above-described real property shall remain in the custody of the City of Columbus
351 until the property is conveyed.

352 **ARTICLE VII**

353 **SECTION 37.**

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

357 **SECTION 38.**

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

364 **SECTION 39.**

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

368 **SECTION 40.**

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

371 **SECTION 41.**

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

374 **ARTICLE VIII**

375 **SECTION 42.**

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

380 **SECTION 43.**

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

387 other consideration and provisions as the State Properties Commission shall in its discretion
388 determine to be in the best interest of the State of Georgia.

389 **SECTION 44.**

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

393 **SECTION 45.**

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

396 **SECTION 46.**

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

400 **SECTION 47.**

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

403 **ARTICLE IX**

404 **SECTION 48.**

405 The State of Georgia is the owner of the above-described improved property located in
406 Walton County, containing approximately 7.233 acres in fee, 4,750 square feet easement for
407 construction and maintenance of drainage, and 938.492 linear feet for access, and that in all

408 matters relating to the conveyance of said real property, the State of Georgia is acting by and
409 through its State Properties Commission.

410 **SECTION 49.**

411 That the above-described improved real property may be conveyed by appropriate instrument
412 by the State of Georgia, acting by and through its State Properties Commission, to the
413 Georgia Department of Transportation for a consideration of \$10.00 and other consideration
414 and provisions as the State Properties Commission shall in its discretion determine to be in
415 the best interest of the State of Georgia; to a local government entity or state entity for fair
416 market value and other consideration and provisions as the State Properties Commission shall
417 in its discretion determine to be in the best interest of the State of Georgia; or to a local
418 government or state entity for a consideration of \$10.00 so long as the property is used for
419 public purpose, and other consideration and provisions as the State Properties Commission
420 shall in its discretion determine to be in the best interest of the State of Georgia.

421 **SECTION 50.**

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

425 **SECTION 51.**

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

428 **SECTION 52.**

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

432 **SECTION 53.**

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

435 **ARTICLE X**

436 **SECTION 54.**

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

439 **SECTION 55.**

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