



GEORGIA BUILDING AUTHORITY

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Chairman
Nathan Deal
Governor

MINUTES

Executive Director
Steven L. Stancil

GEORGIA BUILDING AUTHORITY MEETING

DECEMBER 11, 2012

OFFICE OF THE GOVERNOR – ROOM 107 STATE CAPITOL

MEMBERS IN ATTENDANCE:

Governor Nathan Deal, Chair
Alan Skelton, Vice Chair
Brian Kemp, Secretary
Steve McCoy, State Treasurer
Mike Nixon, Citizen Member (Call in Conference Call)

OTHERS IN ATTENDANCE:

Steve Stancil, State Properties Commission
Frank Smith, State Properties Commission
Heather York, State Properties Commission
Wayne Clark, State Properties Commission
J. Wade, State Properties Commission
Sean Griffin, State Properties Commission
Alisa Pereira, Georgia Building Authority
Paul Melvin, Georgia Building Authority
Steve Fanczi, Georgia Building Authority
Carla Blanks, Georgia Building Authority
Sonny Manalili, Georgia Building Authority
Marvin Woodward, Georgia State Financing and Investment Commission
Angela Gunter, Georgia State Financing and Investment Commission
Robert Farris, Georgia Forestry Commission
Buford Sanders, Georgia Forestry Commission
Reggie Lanier, Georgia Forestry Commission
Devon Dartnell, Georgia Forestry Commission
Rob Alden, Technical College System of Georgia
Laura Gammage, Technical College System of Georgia
Sharon Bartels, Gwinnett Technical College
David Weldon, Gwinnett Technical College

Kelly Barnes, Georgia Northwestern Technical College
Jackie Rohosky
Laura Elder, Lanier Technical College
Jennifer Nelson, Chattahoochee Technical College
David Simmons, Chattahoochee Technical College
Ron Newcomb, Chattahoochee Technical College
Lloyd Horadan, Oconee Fall Line Technical College
Shannon McGhee, Law Department
Jon Paget, Georgia Bureau of Investigation
Steve Friedman, Department of Natural Resources
Bart Gobeil, Office of the Governor
Chris Riley, Office of the Governor
Ryan Teague, Office of the Governor
Teresa MacCartney, Governor's Office of Planning and Budget
Vincent Russo, Office of the Secretary of State
Thomas Farmer, The Nature Conservancy
John Izard, Cushman & Wakefield
Phil Carlock, ECI Group, Inc.

CALL TO ORDER AND MINUTES OF PREVIOUS MEETING (06/19/12)

The Governor convened the meeting of the Georgia Building Authority (GBA). Governor Deal introduced the newest board member, Phil Carlock, and acknowledged Mike Nixon attending the meeting via teleconference. The Governor called for a motion to approve the minutes of the previous meeting of June 19, 2012. Steve McCoy made a motion to approve, and Brian Kemp seconded the motion. The motion carried unanimously.

REQUEST TO APPROVE GEORGIA POWER COMPANY FOR A PERMANENT NON-EXCLUSIVE EASEMENT OVER AND THROUGH A PORTION OF GEORGIA BUILDING AUTHORITY PROPERTY

Steve Stancil requested approval for a permanent non-exclusive easement through a portion of GBA property in the City of Atlanta, Fulton County, Georgia for the consideration of \$1.00 for installation and maintenance of a new transformer on the property in order to assure proper electrical current for the new parking facility being constructed on the former site of the Georgia Department of Transportation building on Capitol Hill.

The Governor asked for a motion to approve the request as presented. Mr. Kemp made the motion to approve, and Mr. McCoy seconded the motion. The motion carried unanimously.

REQUEST TO APPROVE TRANSFER OF A PORTRAIT OF ROBERT TOOMBS TO THE DIVISION OF PARKS, RECREATION AND HISTORIC SITES OF THE DEPARTMENT OF NATURAL RESOURCES

Mr. Stancil explained that the portrait of Robert Toombs, a former senator, had hung in the Governor's Mansion on display until after a change in administration. Thereafter, the portrait was loaned to the Division of Parks, Recreation and Historic Sites of the Department of Natural Resources for display in the Robert Toombs House. The members are asked to approve the transfer of the portrait to the Division of Parks, Recreation and Historic Sites of the Department of Natural Resources and authorize the GBA Executive Director to execute a "Deed of Gift" required for the transfer.

The Governor asked for a motion to approve the request as presented. Mr. Kemp made the motion to approve, and Mr. McCoy seconded that motion. The motion carried unanimously.

APPROVE REQUEST TO AMEND THE CURRENT LEASE AGREEMENT BETWEEN WELLS FARGO BANK, N.A. AND THE GEORGIA BUILDING AUTHORITY FOR PROPERTY LOCATED AT 2 PEACHTREE STREET

Steve Stancil stated that Wells Fargo formally requested a renewal/extension of their current lease with GBA for the property located at 2 Peachtree. The current lease expires on May 31, 2014. The recommendation was made to modify the current leased space to include approximately 10,404 square feet for the consideration of \$15.49 per square foot for a renewal term of five (5) years beginning June 1, 2014 through May 31, 2019. Two additional renewal options of five (5) years each will also be included in the amendment with rental rates of \$17.00 and \$18.49, respectively. GBA is asking for board member approval of the amended lease agreement.

The Governor asked for a motion to approve the lease as presented. Mr. McCoy made the motion to approve, and Alan Skelton seconded that motion. The motion carried unanimously.

REQUEST TO ENTER INTO AN AGREEMENT WITH OTIS ELEVATOR, INC. FOR PREVENTATIVE ELEVATOR MAINTENANCE SERVICE CONTRACT

Steve Stancil requested approval to enter into a new preventative elevator maintenance contract. After GBA received five (5) responses to the invitation to Bid (ITB), Otis Elevator Company is recommended as the lowest responsive bidder with a bid of \$820,000.00.

After hearing the explanation, the Governor asked for a motion to approve the request. Mr. Kemp made the motion to approve, and Mr. Skelton seconded that motion. The motion carried unanimously.

REQUEST TO APPROVE THE SALE BY COMPETITIVE BID OF THE TRADEPORT BUILDING TO SUCCESSFUL BIDDER

Steve Stancil asked for approval of the sale by competitive bid of the Tradeport Building which the board approved as surplus on June 19, 2012. This building was leased for several years by the Revenue Department that out grew the space. The \$2.2 million bid for the building came in over the appraised value of \$1.2 million. The bid contains one contingency: a clean environmental report.

The Governor asked for a motion to approve the request. Mr. Kemp made the motion to approve, and Mr. McCoy seconded that motion. The motion carried unanimously.

NEW BUSINESS

The GBA Annual Report and the GSTAT Report were provided for the board members to look over at their leisure.

ADJOURNMENT

Governor Deal asked for a motion in favor of adjourning the meeting. Mr. Kemp so moved and Mr. McCoy seconded the motion. The motion passed unanimously by all members present.



Steven L. Stancil
Executive Director