



GEORGIA BUILDING AUTHORITY

270 Washington Street, SW, Suite 2101, Atlanta, Georgia 30334

Chairman
Brian P. Kemp
Governor

Executive Director/State Property Officer
Marty W. Smith

MINUTES

ANNUAL MEETING OF THE GEORGIA BUILDING AUTHORITY

MONDAY, JUNE 13, 2022
1:30 PM
STATE CAPITOL, ROOM 107

Members in Attendance:

Governor Brian Kemp, Chairman
Gerlda Hines, Vice-Chairman
Steve McCoy, Member
Michael Howell, Citizen Member (by conference call)
Jay Lin, Citizen Member (by conference call)
Karl Lutjens, Citizen Member

In Attendance:

Marty Smith, State Property Officer
Gerald Pilgrim, Georgia Building Authority
April King, Georgia Building Authority
Chris Stamps, Georgia Building Authority
Hilroy Wilson, Georgia building Authority
Frank Smith, State Properties Commission
Lee Nelson, State Properties Commission
Alisa Pereira, Georgia State Financing & Investment Commission
Heather York, Georgia State Financing & Investment Commission
Steve Friedman, Department of Natural Resources
Tanisha Thomas, Department of Law
Kelly Farr, Office of the Governor
Lauren Curry, Office of the Governor
David Dove, Office of the Governor
Brett Smith, Office of the Governor

Call to order and approval of the June 9, 2021 meeting minutes.

Governor Kemp called the meeting of the Georgia Building Authority to order and stated the first order of business would be approval of the minutes of the June 9, 2021 meeting. Karl Lutjens made a motion to approve the minutes and Gerlda Hines seconded the motion. The motion carried unanimously.

Approve the proposed FY 2023 annual operating budget for the Georgia Building Authority.

April King presented the request to approve the FY 2023 annual operating budget of \$40,167,700. The budget is an increase of \$2,042,700 from the current budget. The largest adjustment was in personal services funding 149 administrative and facility staff and an additional 21 food service employees. The increase in personal services also includes the cost-of-living adjustments, 40-hour annual leave payout, and increased employer contribution to employee retirement. The budget also includes an additional \$600,000 in regular operating expenses primarily related to food service cost of goods to support cafeterias.

Karl Lutjens motioned to approve the request and Steve McCoy seconded the motion. The motion carried unanimously.

Request to approve the resolution for the sale of General Obligation Bonds for Georgia Building Authority (GBA) projects.

April King presented the request to approve the resolution for the sale of General Obligation Bonds for GBA projects. GBA is authorized by H.B. 911, General Appropriations Act for Fiscal Year 2022-2023, to receive a total of \$198,625,000 in general obligation bonds to fund GBA projects. The bonds will fund the renovation of the existing Judicial (Law) Building and the acquisition, design, construction, and equipment for the state prison facility transformation project.

Gerlda Hines motioned to approve the request and Karl Lutjens seconded the motion. The motion carried unanimously.

Acquisition of approximately 135.025 acres of improved property commonly known as McRae Correctional Facility, located in Telfair County from CoreCivic for a consideration of \$130,000,000 and authorization to lease the facility back to CoreCivic for up to four months.

Gerald Pilgrim presented the request to acquire a facility known as the McRae Correctional Facility. The 2,000-bed facility was renovated in 2012 and has been operated by CoreCivic. It is currently scheduled to close. CoreCivic offered the facility to the Georgia Department of Corrections for \$200,000,000. The State Properties Commission has been successful in lowering the purchase price to \$130,000,000. The Georgia Building Authority will acquire the property and lease it back to CoreCivic until its term runs out on November 30, 2022. Once the facility has been emptied, GBA will begin the immediate renovation of the facility.

Jay Lin motioned to approve the request and Karl Lutjens seconded the motion. The motion carried unanimously.

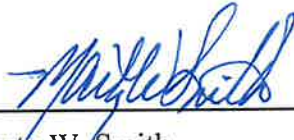
Request by the Georgia Building Authority staff to authorize the Executive Director to execute the contract renovations to office space located on the 5th Floor of 270 Washington Street in Atlanta for the Department of Audits and Accounts (“DOAA”).

Gerald Pilgrim presented the request to authorize the Executive Director the authority to execute the contract for renovations not to exceed \$2.2 million and to take all actions necessary to carry out the renovation of the office space for the Department of Audits and Accounts. DOAA would like to renovate their current office space located on the 5th Floor of 270 Washington Street. The Georgia Building Authority’s Executive Director has the authority to sign contracts that fall under \$1,000,000. All costs associated with this project will be paid by DOAA.

Gerlda Hines motioned to approve the request and Steve McCoy seconded the motion. The motion carried unanimously.

Adjournment

Governor Kemp requested a motion for adjournment. So moved by Steve McCoy and seconded by Karl Lutjens. Meeting adjourned.



Marty W. Smith
Executive Director, Georgia Building Authority