



## 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

TUESDAY, JUNE 25, 2024  
2:00 PM  
STATE CAPITOL, ROOM 107

#### **Members in Attendance:**

Governor Brian Kemp, Chairman  
Gerlda Hines, Vice-Chairman  
Brad Raffensperger, Secretary (conference call)  
Steve McCoy, Member  
Michael Howell, Citizen Member (conference call)  
Karl Lutjens, Citizen Member (conference call)

#### **In Attendance:**

Marty Smith, State Property Officer  
Gerald Pilgrim, Georgia Building Authority  
Chris Stamps, Georgia Building Authority  
Monique Edwards, Georgia Building Authority  
Hilroy Wilson, Georgia Building Authority  
Frank Smith, State Properties Commission  
Clark Wong, State Properties Commission  
Alisa Pereira, Georgia State Financing and Investment Commission  
Heather York, Georgia State Financing and Investment Commission  
Tanisha Thomas, Georgia State Financing and Investment Commission  
Brett Smith, Governor's Office  
Kristyn Long, Governor's Office  
Rick Dunn, Governor's Office of Planning and Budget  
Mark Peevy, Technical College System of Georgia  
Brendan Bowen, Technical College System of Georgia  
Jamie McCurry, Georgia Ports Authority

**In Attendance:**

Brent Womack, Department of Natural Resources  
Amy Patterson, Attorney General's Office  
Peter Andrews, MARTA  
Jonathan Hunt, MARTA  
Thomas Worthy, MARTA

**Call to order and approval of the June 6, 2023 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 6, 2023 meeting. Gerlda Hines made a motion to approve the minutes and Karl Lutjens seconded the motion. The motion carried unanimously.

**Approve the proposed FY 2025 annual operating budget for the Georgia Building Authority.**

Chris Stamps presented the FY 2025 annual operating budget of \$42,453,890. Highlights of the budget include an increase in rental rates by an additional \$6.00 as approved in the FY 2025 Appropriations Bill to provide additional Capitol Police security. Personal services include statewide budget adjustment for cost-of-living increase. And the regular operating expenses budget includes \$1.6 million for statewide budget adjustment for Department of Administrative Services administered insurance programs.

Michael Howell motioned to approve the request and Steve McCoy seconded the motion. The motion carried unanimously.

**Request to approve the conveyance of certain property interests within the Capitol Hill area to MARTA for the consideration of MARTA's conveyance of a portion of an existing easement which will be impacted by GBA's construction of the new Legislative Office Building.**

Alisa Pereira presented the request to convey property interests to MARTA in exchange for an adjustment to an existing easement area at 1 Martin Luther King Jr. Drive and 7 Martin Luther King Jr. Drive. MARTA's Summerhill BRT project requires several small property interests around capitol hill. The property interests are worth approximately \$259,000 based on MARTA appraisals. In exchange for the conveyance, MARTA has agreed to adjust the easement area behind the Martin Luther King Jr Drive buildings which is needed for GBA to move forward on the construction of the new Legislative Office Building.

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

**Request to approve the conveyance of approximately 135.025 acres of improved real property known as McRae Correctional Facility, located in Telfair County, Georgia to the State of Georgia for a consideration of \$10.**

Frank Smith presented the request to convey the McRae Correctional Facility to the Georgia Department of Corrections. The Georgia Building Authority acquired the prison in 2022 to convert it from a men's prison to a women's prison. Renovation of the facility is complete and ready to be turned over to the Department of Corrections.

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


**Request to accept an Amended and Restated Quitclaim Deed Subject to Real Covenant and Reservation of Easements from the City of Atlanta affecting GBA's title to 143 acres of real improved property known as Memorial Park, to amend the Ground Lease with the City of Atlanta for the old Bobby Jones Clubhouse property, and to enter into a Ground Lease with The Atlanta Opera, Inc.**

Frank Smith presented the following requests associated with the Atlanta Opera request to renovate the former Bobby Jones Club House for their headquarters and recital hall. Amend the 2016 deed as part of the property exchange between the City of Atlanta to the State to allow for use as a concert/performance venue. Amend the Georgia Building Authority ground lease to the City removing 4.6 acres consisting of the club house. Grant a 44-year ground lease to the Atlanta Opera which will allow for them to invest \$40 million in the project.

Gerlda Hines motioned to approve the request and Brad Raffensperger seconded the motion. The motion carried unanimously.

### **Adjournment**

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

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Marty W. Smith  
Executive Director, Georgia Building Authority