



GEORGIA BUILDING AUTHORITY

One Martin Luther King, Jr. Drive, SW, 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 23, 2020
9:00 AM

Members in Attendance:

Governor Brian Kemp, Chairman
Alan Skelton, Vice-Chairman (by conference call)
Brad Raffensperger, Secretary (by conference call)
Lynne Riley, Member (by conference call)
Michael Howell, Citizen Member (by conference call)
Phil Carlock, Citizen Member (by conference call)
Karl Lutjens, Citizen Member (by conference call)

In Attendance:

Marty Smith, State Property Officer
Gerald Pilgrim, Georgia Building Authority
Heather York, Georgia State Financing & Investment Commission
Frank Smith, State Properties Commission (by conference call)
Sonny Manalili, Georgia Building Authority
Sunny Patel, Office of the Governor
Wesley Stone, Office of the Governor

Call to order and approval of the December 12, 2019 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 December 12, 2019 meeting. Phil Carlock made a motion to approve the minutes and Michael Howell seconded the motion. The motion carried unanimously.

Approve the proposed FY 2021 annual operating budget for the Georgia Building Authority.

April King presented the request to approved the fiscal year 2021 annual operating budget. The total budget of \$35,605,000 decreased by \$2,395,000 from the FY 2020 budget. Revenues reflect close to \$2.4 million reduction due to state agency anticipated rental losses as space assignments are relinquished due to COVID-19 events and declining parking collections. Personal services budget decreased by \$950,000 and will support funding of 159 Positions. GBA's current staffing levels are 151 filled positions. Increased expense line items reflect increases in payments to the Department of Public Safety of \$180,000 for security needs and \$236,000 to a contracted custodial vendor for enhancing cleaning services.

Karl Lutjens motioned to approve the request and Phil Carlock seconded the motion. The motion carried unanimously.

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

April King presented the request to approve the resolution for the sale of General Obligation Bonds for GBA projects. The Georgia State Financing and Investment Commission has an upcoming meeting on July 8th to approve bonds sales. Typically, the General Assembly would have passed a budget and GBA would know what was appropriated prior to this board meeting. Today's approval is dependent on the final budget, which is anticipated to be \$8.5 million in bonds for the elevator modernization at the Floyd building.

Alan Skelton motioned to approve the request and Karl Lutjens seconded the motion. The motion carried unanimously.

Request to grant a permanent non-exclusive easement over approximately 0.023 of an acre and a temporary non-exclusive easement over 0.052 of an acre, located off of Woodward Way, Atlanta, Georgia, and being a portion of the property commonly known as the Bobby Jones Golf Course, to the City of Atlanta for the consideration of \$10.00.

Gerald Pilgrim presented the request to grant a permanent easement over 0.023 of an acre and a temporary easement over 0.052 of an acre located at the Bobby Jones Golf Course to the City of Atlanta. Due to the replacement of the Northside Drive bridge over Peachtree Creek by the Department of Transportation, the City of Atlanta's Department of Watershed Management needs to enlarge the current pump station located on the Clubhouse Parcel. The improved pump station will serve the golf course and the Bitsy Grant tennis center. Because the GBA-owned property will benefit, the consideration for the easements is \$10.

Lynne Riley motioned to approve the request and Alan Skelton seconded the motion. The motion carried unanimously.

Request for the conveyance of approximately 0.073 acres of real property located off of the intersection of McKinley Road and Northside Drive, Atlanta, Georgia, and being a portion of the property commonly known as the Bobby Jones Golf Course, to the Georgia Department of Transportation for the consideration of \$10.00.

Gerald Pilgrim presented the request to convey approximately 0.073 of an acre located at the Bobby Jones Golf Course to the Georgia Department of Transportation (GDOT) for a consideration of \$10. GDOT wishes to acquire the property to install a traffic light to control traffic at the entrance to the Bobby Jones Golf Course property and surrounding area.

Phil Carlock motioned to approve the request and Lynne Riley seconded the motion. The motion carried unanimously.

Request for the conveyance of approximately 9.45 acres of improved real property located at 1150 Murphy Avenue S.W., Atlanta, Fulton County, owned by the Georgia Building Authority, to The Atlanta Development Authority d/b/a Invest Atlanta by and through its designated special agent Atlanta BeltLine, Inc. for a consideration of \$5,250,000.

Gerald Pilgrim presented the request to approve the conveyance of approximately 9.45 acres of property located at 1150 Murphy Avenue, SW, Atlanta to The Atlanta Development Authority d/b/a Invest Atlanta by and through its designated special agent Atlanta BeltLine, Inc. for a consideration of \$5,250,000. GBA acquired the property through five separate transactions between 1985 and 1989 and most recently used the property as a warehouse. GBA does not foresee any need to retain ownership of the property and recommends moving forward with the sale of the property. An appraisal, effective May 21, 2020, determined the fair market value to be \$5,250,000 which the purchaser has agreed to pay.

Alan Skelton motioned to approve the request and Karl Lutjens seconded the motion. The motion carried unanimously.

Adjournment

Governor Kemp requested a motion for adjournment. So moved by Lynne Riley and seconded by Brad Raffensperger. Meeting adjourned.



Marty W. Smith
Executive Director, Georgia Building Authority