



# GEORGIA BUILDING AUTHORITY

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Chairman  
Nathan Deal  
*Governor*

*Executive Director*  
Steven L. Stancil

## MINUTES

### GEORGIA BUILDING AUTHORITY ANNUAL MEETING

TUESDAY, JUNE 19, 2018

STATE CAPITOL, ROOM 107

#### **MEMBERS IN ATTENDANCE:**

Governor Nathan Deal, Chairman  
Alan Skelton, Vice-Chairman  
Steve McCoy, Member  
Tricia Hise, Citizen Member  
Michael Howell, Citizen Member

#### **IN ATTENDANCE:**

Steve Stancil, Georgia Building Authority  
Steve Fanczi, Georgia Building Authority  
April King, Georgia Building Authority  
Lisa Payne, Georgia Building Authority  
Debra Myers, Georgia Building Authority  
Frank Smith, State Properties Commission  
Alisa Pereira, State Properties Commission  
Clark Wong, State Properties Commission  
Ryan Remle, State Properties Commission  
Kimberly Owen, State Properties Commission  
Heather York, Georgia State Financing & Investment Commission  
Christy Sanders, Georgia State Financing & Investment Commission  
Cindy Presto, Georgia State Financing & Investment Commission  
Morgan Smith-Williams, Georgia State Financing & Investment Commission  
Charis Dorsey, Georgia Building Authority  
Mark Williams, Department of Natural Resources  
Steve Friedman, Department of Natural Resources

**IN ATTENDANCE:**

Tanisha Thomas, Department of Law  
Deadre Hines-Bay, Department of Law  
Raquel Gayle, Department of Law  
Chris Riley, Office of the Governor  
Carey Miller, Office of the Governor  
Theresa MacCartney, Governor's Office of Planning and Budget  
Sara Honeywill, Technical College System of Georgia  
Neil Bitting, Technical College System of Georgia  
Kevin Clark, Georgia Environmental Financing Authority  
Candice Smith, Georgia Forestry Commission  
Joan Crumpler, Department of Public Safety  
Cindy Jones, Georgia Public Safety Training Center  
Wimberly Dennis, State Accounting Office  
Scott Steilen, Sea Island  
Bill McHugh, Sea Island  
Raquel Howard, Savills Studley

**Call to order and approval of the December 12, 2017 meeting minutes.**

Governor Deal 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, 2017 meeting. Steve McCoy made a motion to approve the minutes and Tricia Hise seconded the motion. The motion carried unanimously.

**Request to approve the resolution for the sale of \$1,000,000 in General Obligation Bonds for Georgia Building Authority projects.**

Steve Stancil presented the request to approve the resolution for the sale of \$1,000,000 in General Obligations Bonds. The 2019 General Appropriations Act authorized the Georgia Building Authority to receive a total of \$1,000,000 in 20-years bonds for the renovation and rehabilitation of the marble floor in the State Capitol. GBA has requested through the Georgia State Financing and Investment Commission to include this in the upcoming bond sale on June 20, 2018, which is contingent upon the approval of the GBA board.

Alan Skelton motioned to approve the request and Michael Howell seconded the motion. The motion carried unanimously.

**Request to approve the proposed Fiscal Year (FY) 2019 annual operating budget for the Georgia Building Authority.**

April King presented the request to approve the proposed fiscal year 2019 annual operating budget of \$36,500,000. The total budget did not change from fiscal year 2018, however, there are realignments of the budget. Personal services increase of \$250,000 to provide for pay increase to support recruitment and retention of entry level maintenance, parking, housekeeping and landscaping personnel. The FY 19 budget will support a total of 162 filled positions. The current staffing levels are at 148 filled positions. Decreases are reflected for budget line items for regular operating expenses, motor vehicle purchases, equipment, computer charges, telecommunications and contractual services are based on cost saving initiatives.

Alan Skelton motioned to approve the request and Tricia Hise seconded the motion. The motion carried unanimously.

**Request to approve the design and construction of a multi-functional warehouse building to be constructed at 130-146 Memorial Drive for an amount not to exceed \$4 million dollars and an additional \$500,000 for improvements associated with security.**

Steve Fanczi presented the request to enter into a contract with Piedmont Construction Group for the design and construction of a multi-functional warehouse building for an amount not to exceed \$4 million dollars and an additional \$500,000 for improvements associated with security. GBA's existing warehouse is approximately five miles away from capitol Hill on Murphy Avenue. The warehouse building was constructed around 1948 and is in need of repair. GBA owns property located at 130 and 146 Memorial Drive which is adjacent to Capitol Hill. GBA would use GBA reserves, which include some proceeds from the recent sale of other GBA property to construct the new warehouse building of approximately 35,000 square feet. Once constructed, the existing Murphy Avenue site would be sold.

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

**Request by the Georgia Building Authority staff to authorize renovations to the Department of Audits and Accounts office space located at 270 Washington Street in Atlanta.**

Debra Myers presented the request to authorize the renovations to the Department of Audits and Accounts office space and to give authority to the Executive Director to executive any contracts and documents necessary to carry out the renovation. The Department of Audits and Accounts (DOAA) has office space located at 270 Washington Street in six separate suites on the first, fourth and fifth floors. DOAA has consolidated and is reorganizing its operations and would like to have a more open floor plan. Additionally, auditors will spend more time in the field, reducing the need for office space. The estimated cost of the renovations is \$1.2 to \$1.4 million and will be paid by DOAA. Upon board authorization, GBA will solicit competitive bids from its task order contractors to perform the work.

Alan Skelton motioned to approve the request and Steve McCoy seconded the motion. The motion carried unanimously.

**Request by the Georgia Building Authority staff to approve the quitclaiming of property owned by Small Authorities for title clearing purposes.**

Christy Sanders presented the request to quitclaim property titled in the name of the Georgia Building Authority (Hospital), Georgia Building Authority (Markets) and Georgia Building Authority (Penal) to the State of Georgia for title clearing purposes, approve the resolution which authorizes the conveyance and to authorize the Executive Director the ability to execute any documents necessary to effectuate the conveyance. In 2008, the Georgia General Assembly abolished the Hospital, Markets, and Penal Authorities. By law, all property under these Authorities were transferred to the Georgia Building Authority. At the June 23, 2008 board meeting, GBA authorized the transfer of these properties to the State of Georgia with custody in the Department of Corrections, Department of Human Services and the Department of Agriculture. The board resolution included a list of all buildings to be transferred to the State. Since that time, two parcels have been identified that were never transferred: one parcel at the Central State Hospital and one at the Atlanta Regional Hospital. Today's request will effectively transfer those two parcels and any other properties which have not previously been transferred to the State or another entity.

Michael Howell motioned to approve the request and Tricia Hise seconded the motion. The motion carried unanimously.

**Request to approve changes to the Capitol and Grounds Exhibit and Event Guidelines.**

Cindy Presto presented the request to approve the changes to the Capitol and Grounds Exhibit and Event Guidelines. The Board has approved revisions to the guidelines on several prior occasions and previously authorized the Executive Director to make any additional minor changes deemed necessary. Since those prior board actions, there has been litigation filed that challenged a provision in the guidelines. As a result, the following are a few of the main edits that are recommended:

- Section 2.2.21: hand-held signs in the common areas of the Capitol may not exceed 22" x 28"
- Deletion of Section 2.5.4: the requirement for a constitutional officer to host an event occurring after hours in Liberty Plaza
- Addition of Appendix A: Department of Public Safety Awareness Statement
- Addition of Appendix C: DPS Schedule of Fees for security costs for events in Liberty Plaza.

Alan Skelton motioned to approve the request and Tricia Hise seconded the motion. The motion carried unanimously.

**Adjournment**

Governor Deal requested a motion for adjournment. So moved by Tricia Hise and seconded by Steve McCoy. Meeting adjourned.



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Steven L. Stancil  
Executive Director, State Properties Commission