



GEORGIA BUILDING AUTHORITY

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Chairman
Nathan Deal
Governor

Executive Director
Steven L. Stancil

MINUTES

CALLED MEETING
OF THE
GEORGIA BUILDING AUTHORITY

MONDAY, SEPTEMBER 17, 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
Phil Carlock, Citizen Member (by conference call)

IN ATTENDANCE:

Steve Stancil, State Properties Commission
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
Marvin Woodward, Georgia State Financing & Investment 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
Steve Fanczi, Georgia Building Authority
Steve Friedman, Department of Natural Resources
Tanisha Thomas, Department of Law
Deadre Hines-Bay, Department of Law

IN ATTENDANCE:

Candice Smith, Georgia Forestry Commission
Bart Gobeil, Georgia Ports Authority
Lee Thomas, Department of Economic Development
Greg Torre, Department of Economic Development
Chris Riley, Office of the Governor
Carey Miller, Office of the Governor
Ryan Germany, Office of the Secretary of State
Stan Brown, City of Oakwood
David Dove, Robbins Firm
Vincent Russo, Robbins Firm

Call to order and approval of the June 19, 2018 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 June 19, 2018 meeting. Steve McCoy made a motion to approve the minutes and Tricia Hise seconded the motion. The motion carried unanimously.

Request by the Department of Human Services – Division of Child Support Services (DHS) for the Georgia Building Authority (GBA) to enter into a seventy-two-month lease extension with Highwoods Properties for approximately 16,604 rentable square feet of space at 1800 Century Center Blvd., Atlanta.

Christy Sanders presented the request by the Department of Human Services Division of Child Support Services to enter into a 72-month extension of the lease with Highwoods Properties. The current lease expires in 2022 and gives GBA the right to vacate certain space upon the payment of a fee. The Department of Revenue has elected to vacate the 16th floor and the Department of Human Services would like to take over the space which would allow Revenue to vacate without a penalty. The landlord has agreed to build out the space for DHS if GBA agrees to extend the lease for 72 months. In order to take advantage of the favorable terms, an amendment of the existing lease is needed rather than the negotiation of a new lease. For the first four months, the rental rate is \$23.50/rsf with a 2% annual escalation.

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

Request by the Department of Human Services – Division of Child Support Services (DHS) for the Georgia Building Authority (GBA) to enter into a seven-month lease extension with Kairos Development Corporation for approximately 29,376 rentable square feet of space at 1526 East Forrest Avenue, East Point.

Christy Sanders presented the request by the Department of Human Services Division of Child Support Services for the Georgia Building Authority to enter into a seven-month lease extension with Kairos Development Corporation in East Point, Georgia. GBA currently leases 29,275 square feet on behalf of DHS. The current lease expires in November 2018. The State Properties Commission is currently negotiating to enter into a new lease with the landlord on behalf of DHS. In order to allow time for the negotiation and execution of the new SPC lease, GBA is requesting to extend its current lease for seven months.

Steve McCoy motioned to approve the request and Phil Carlock seconded the motion. The motion carried unanimously.

Request by the Georgia Building Authority staff to authorize the staff to continue negotiations and enter into a lease consistent with terms contained in a Letter of Intent for the lease of property located at 55 Martin Luther King, Jr. Drive, Atlanta (formerly the home of The World of Coke museum) to POW Entertainment.

Steve Fanczi presented the request to authorize the staff of the Georgia Building Authority to continue negotiations and enter into a lease for the property known as the former World of Coke Museum. POW Entertainment is interested in developing an entertainment/movie based interactive attraction in either Atlanta or Orlando, Florida. POW Entertainment (POW) coordinated with the Georgia Department of Economic Development to contact GBA regarding their potential interest in leasing the former Coke building. On August 6, 2018, POW signed a Letter of Intent containing 18 terms mandated by GBA. POW proposes to invest \$1.5 million to recondition the building and \$1.2 million to upgrade systems as part of a seven-year lease.

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

Request by the Georgia Building Authority (“GBA”) staff to authorize the Executive Director to execute those documents necessary to convey a strip of property along Northside Drive to the Georgia Department of Transportation (“GDOT”) which is needed for a road improvement project, and to convey an easement to allow GDOT access to a portion of GBA’s property along Northside Drive, which is needed by GDOT to allow access to utilities.

Cindy Presto presented the request to authorize the Executive Director of the Georgia Building Authority the ability to execute any documents necessary to convey a strip of property along Northside Drive to the Georgia Department of Transportation. GBA is the current owner of property located on Northside Drive which currently is the site of the Bobby Jones Golf Course. The Bobby Jones Gold Course Foundation leases this property and has made extensive improvements to the property. Part of the improvements involves GDOT to replace the bridge over Peachtree Creek and other improvements along Northside Drive. GDOT will need access via an easement for the purposes of maintenance of the bridge.

Michael Howell motioned to approve the request and Steve McCoy 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.



Steven L. Stancil
Executive Director, Georgia Building Authority