



GEORGIA BUILDING AUTHORITY

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Chairman
Nathan Deal
Governor

MINUTES

Executive Director
Steven L. Stancil

GEORGIA BUILDING AUTHORITY MEETING

JUNE 29, 2015

OFFICE OF THE GOVERNOR – ROOM 107 STATE CAPITOL

MEMBERS IN ATTENDANCE:

Governor Nathan Deal, Chair
Brian Kemp, Secretary
Alan Skelton, Vice Chair – Call in conference call
Steve McCoy, State Treasurer
Phil Carlock, Citizen Member
Michael Howell, Citizen Member
John Breakfield, Citizen Member

OTHERS IN ATTENDANCE:

Steve Stancil, State Properties Officer
Marvin Woodward, Georgia State Financing and Investment Commission
Christy Sanders, Georgia State Financing and Investment Commission
Carla Blanks, Georgia Building Authority
Paul Melvin, Georgia Building Authority
Lisa Payne, Georgia Building Authority
Debra Myers, Georgia Building Authority
Frank Smith, State Properties Commission
Alisa Pereira, State Properties Commission
Heather York, State Properties Commission
J Wade, State Properties Commission
Clark Wong, State Properties Commission
Tamika Crittenden, State Properties Commission
Floyd Rounds, State Properties Commission
Mark Williams, Department of Natural Resources
Steve Friedman, Department of Natural Resources
Sandra Neuse, Board of Regents
Shannon McGhee, Board of Regents
John Majeroni, Georgia Institute of Technology

Daniel Sheehan, Georgia Institute of Technology
Steven Hatfield, Criminal Justice Coordinating Council
Mike Couch, Central State Hospital Redevelopment Authority
Tanisha Thomas, Department of Law
Deadre Hines-Bay, Department of Law
Lisa Javorka, Department of Law
Chris Riley, Office of the Governor
Ryan Teague, Office of the Governor
Greg Bluestein, Atlanta Journal Constitution

CALL TO ORDER AND MINUTES OF PREVIOUS MEETING (12-16-14)

The Governor convened the meeting of the Georgia Building Authority (GBA). The Governor called for a motion to approve the minutes of the previous meeting of December 16, 2014.

Mr. Kemp made the motion to approve the minutes, and Mr. Howell seconded the motion. The motion carried unanimously and the minutes were approved.

REPORT BY REPRESENTATIVE CALVIN SMYRE ON THE MARTIN LUTHER KING, JR. STATUE

Governor Deal will announce today that McDonough, Georgia sculptor Andy Davis will create the statue of Martin Luther King, Jr. that will grace the Georgia capitol's grounds. Representative Smyre wanted to thank the Governor and his staff for getting the long overdue statue off the ground. He also thanked GBA Executive Director Stancil in the placement of the statue on Capitol Avenue side overlooking Liberty Plaza. The eight or nine foot life size statue will be similar to the Arnold and Carter statues and private funds will cover the \$300,000 cost of the project. Completion will be within six to seven months and hopefully will be unveiled in the 2016 Legislative Session. In the next few days the likeness and design will be selected with the King family input.

REQUEST TO APPROVE THE PROPOSED FISCAL YEAR (FY) 2016 ANNUAL OPERATING BUDGET FOR THE GEORGIA BUILDING AUTHORITY

Lisa Payne presented to Board the 2016 proposed \$36,500,000 annual operating budget for approval. Prior year reserves of \$725,000 were established to offset projected parking and other revenue losses. Personal services increase of \$344,017 cover state-wide retirement increase and merit based pay raises. Regular Operating Expenses reduction was \$361,866 and utilities increase of \$100,000 planned GA Power rate increase effective January 2016. Payment to Public Safety increase of \$410,536 to annualize security personnel for 2 Capitol Square building, additional service workers, computer replacements and maintenance agreement for x-ray machines. Payment to State Treasury of \$595,934 was eliminated per FY 2016. The FY budget funding will support a total of 164 filled GBA positions with a current staffing level at 69% with 149 filled positions of the 216 total budgeted positions.

After hearing the request, the Governor called for a motion to approve. Mr. Carlock made the motion to approve, and Mr. McCoy seconded the motion. The motion carried unanimously.

REQUEST TO APPROVE THE RESOLUTION FOR THE SALE OF \$9,425,000 IN GENERAL OBLIGATION BONDS FOR THE GEORGIA BUILDING AUTHORITY (GBA) PROJECTS

Steve Stancil reported that GBA was authorized by the Supplementary Appropriations Act for FY2013 to receive a total of \$4,000,000 in General Obligation Bonds for the purchase, plan and design of the Reserve Command Building at Fort McPherson. GBA has requested and Georgia State Financing and Investment Commission have approved redirection of these funds for the renovation and new construction of Georgia Emergency Management Agency and Department of Public Safety headquarters at Confederate Avenue.

The GBA was authorized by the General Appropriations Act for FY 2016 to receive a total of \$5,425,000 in General Obligation Bonds for GBA projects. It is intended that these bonds will be used as follows: \$4,000,000 for facility improvements and renovations statewide; and \$1,425,000 for upgrades to the Capitol Hill Access Control System.

GSFIC board approved the sale of the GBA bonds at its June 9, 2015 meeting. The bonds were sold on June 10, 2015. The sale of these bonds was contingent upon the subsequent approval of the attached board resolution which requests the issuance of the bonds, authorizes the projects, and includes certain requirements for the use of the bond funds.

Therefore GBA requests approval of the resolution for the sale of General Obligation Bonds for GBA projects

After hearing the request, the Governor called for a motion to approve. Mr. Breakfield made the motion to approve, and Mr. Kemp seconded the motion. The motion carried unanimously.

REQUEST TO APPROVE THE RESOLUTION FOR ACQUISITION OF CERTAIN PROPERTY ALONG CONFEDERATE AVENUE FOR THE PURPOSE OF EXPENDING BOND FUNDS TO RENOVATE THE PROPERTY

Steve Stancil presented to the Board the resolution which authorizes GBA to accept the transfer of the property and further authorizes the Executive Director to execute any documents necessary to provide for the operation of the property.

The State of Georgia currently owns several buildings on Confederate Avenue. These buildings include various storage buildings and the headquarters of the Georgia

Emergency Management Agency (“GEMA”) and the Department of Public Safety (“DPS”). These buildings are in need of renovation.

In FY 2013, the General Assembly authorized \$19,000,000 in bond funds for GBA for the purchase and renovation of two buildings at Fort McPherson. DPS and GEMA were to be relocated to the newly renovated buildings but the Fort McPherson project was set aside when filmmaker Tyler Perry began negotiations to purchase the Fort McPherson property.

GBA has requested, and the Georgia State Financing and Investment Commission have approved, the redirection of the balance of the bond funds for the Fort McPherson Project to the following projects:

- \$10,834,305 for DPS renovations which includes complete renovation of the existing Building 5 of the Confederate Avenue Property for relocation of DPS headquarters, demolition of the current DPS headquarters, and the construction of a new storage building next to the current DPS garage.
- \$8,000,000 for the GEMA renovations which includes renovation and construction of a new annex for existing building #2 on the Confederate Avenue Property and demolition of building #1 so that GEMA operations can be located under one roof.

In order for bond funds to be expended on these projects, title to the property must be transferred to GBA.

Therefore GBA requests approval of the resolution which authorizes GBA to accept the transfer of the Confederate Avenue Property and further authorizes the Executive Director to execute any documents and take all actions necessary to carry out the transfer of the Confederate Avenue Property. The title will transfer back to the state when the renovation is complete and bonds are repaid.

After hearing the request, the Governor called for a motion to approve. Mr. Kemp made the motion to approve, and Mr. McCoy seconded the motion. The motion carried unanimously.

REQUEST TO APPROVE THE RESOLUTION BANNING UNMANNED AIRCRAFT SYSTEMS (DRONES)

Steve Stancil requests approval for banning unmanned aircraft systems (drones) in the vicinity of the capitol building. Drones have been sighted flying over the capitol building. Two weeks ago, two separate incidences occurred on the Capitol grounds the same day and DPS had to intercede.

The operation of drones in the vicinity of the capitol building and executive mansion and all adjacent grounds and facilities is a potential safety hazard and an intrusion on the property of the State. Additionally, a heliport is located adjacent to the capitol building at the top of the South Parking Deck. The Federal Aviation Administration has recommended that unmanned aerial aircraft (drones) not be operated within 5 statute miles of any heliport.

This resolution would ban drones from the vicinity of the capitol grounds, the executive mansion, and all adjacent grounds, facilities, and buildings to avoid potential safety hazards and potential disruption to State business.

After hearing the request, the Governor called for a motion to approve. Mr. Carlock made the motion to approve, and Mr. McCoy seconded the motion. The motion carried unanimously.

REQUEST TO APPROVE THE RESOLUTION TO TRANSFER SANDERSVILLE ELEMENTARY SCHOOL TO THE SANDERSVILLE SCHOOL BUILDING AUTHORITY

Steve Stancil reported to the Board that GBA currently owns the Sandersville School Building in Washington County Georgia. During the 2015 session, Georgia General Assembly created the Sandersville School Building Authority to own and operate the buildings and grounds of the Sandersville School Building.

The Sandersville School Building Authority will become active on the later of July 1, 2015, or when all members of the authority have been appointed. GBA staff would like to transfer the Sandersville School Building as soon as the Sandersville School Building Authority becomes active.

GBA requests approval of the resolution which authorizes GBA to transfer the Sandersville Elementary School to the Sandersville School Building Authority and further authorizes the Executive Director to execute any documents and take all actions necessary to carry out the transfer of the Sandersville Elementary School.

After hearing the request, the Governor called for a motion to approve. Mr. Kemp made the motion to approve, and Mr. McCoy seconded the motion. The motion carried unanimously.

REQUEST TO AUTHORIZE A REQUEST OF REDIRECTION IN GENERAL OBLIGATION BOND PROCEEDS FOR GEORGIA BUILDING AUTHORITY

Steve Stancil stated that GBA was authorized by the 2015 Appropriation Act to receive a total of \$7,500,000 in General Obligation Bonds for the design and site preparation for new Judicial Complex Building. GBA has determined through project evaluations it is advantageous to redirect and utilize the remaining funds of \$7,352,395.25 for other GBA projects.

GBA is asking that the Board to now approve the authorization to request a redirection of these General Obligation Bonds to Georgia State Financing and Investment Commission.

After hearing the request, the Governor called for a motion to approve. Mr. Breakfield made the motion to approve, and Mr. Kemp seconded the motion. The motion carried unanimously.

ADJOURNMENT

Governor Deal asked for a motion in favor of adjourning the meeting. Mr. Breakfield so moved and Mr. Kemp seconded the motion. The motion passed unanimously by all members present.



Steven L. Stancil
Executive Director