



GEORGIA BUILDING AUTHORITY

One Martin Luther King, Jr. Drive, Atlanta, Georgia 30334
404-656-3253 • 404-657-0337

Chairman
Nathan Deal
Governor

Executive Director
Steven L. Stancil

MINUTES

GEORGIA BUILDING AUTHORITY MEETING

TUESDAY, OCTOBER 11, 2011

OFFICE OF THE GOVERNOR – ROOM 107 STATE CAPITOL

MEMBERS IN ATTENDANCE:

Governor Nathan Deal, Chair
Greg Griffin, Vice Chair
Tommy Hills, Member
Jeffrey Payne, Member

OTHERS IN ATTENDANCE:

Steven Stancil, State Properties Commission
Frank Smith, State Properties Commission
Heather York, State Properties Commission
J. Wade, State Properties Commission
Sean Griffin, State Properties Commission
Alisa Pereira, Georgia Building Authority
Steve Fanczi, Georgia Building Authority
Carla Blanks, Georgia Building Authority
April King, Georgia Building Authority
Charles Petty, Georgia Building Authority
Marvin Woodward, Georgia State Financing & Investment Commission
Shonda Rowe, Department of Law
Pamela Cromwell, Department of Law
Shannon McGhee, Department of Law
Jamila Mindingall, Department of Law
Chris Riley, Office of the Governor
Ryan Teague, Office of the Governor
Bart Gobeil, Office of the Governor
Debbie Dlugolenski, Office of the Governor
Billy Skaggs, Department of Agriculture
Gary Black, Department of Agriculture
Steve Carey, Georgia Public Telecommunications Commission

Bonnie Bean, Georgia Public Telecommunications Commission
Ben Sapp, Sports Hall of Fame
Emily Myers, Sports Hall of Fame
Mike Ford, New Town Macon
Gary Stokan, Atlanta Hall Management
John Christie, Atlanta Hall Management
Dan Formby, Arnall Golden Gregory, LLP
Frank Poe, Georgia World Congress Center Authority
Kevin Duvall, Georgia World Congress Center Authority
Buford Sanders, Georgia Forestry Commission
Steve Friedman, Department of Natural Resources
Mark Williams, Department of Natural Resources
Steve McCoy, Office of the Treasury
Vincent Russo, Office of the Secretary of State
Tom Crawford, *The Georgia Report*

CALL TO ORDER AND MINUTES OF PREVIOUS MEETING (08/11/11)

The Governor convened the meeting of the Georgia Building Authority (GBA). Governor Deal introduced a new board member from Gainesville, Georgia, Dr. Jeff Payne. He also announced the retirement of board member Tommy Hills, State Treasurer and expressed his appreciation for Tommy's service to the GBA and SPC Boards.

The first order of business was the approval of the previous minutes from August 11, 2011. Brian Kemp made a motion to approve and Tommy Hills seconded the motion. The motion carried unanimously.

REQUEST TO ENTER INTO A FIVE (5) YEAR EIGHT (8) MONTH LEASE AGREEMENT ON BEHALF OF DEPARTMENT OF DRIVER SERVICES WITH ZEPHYR HOLDINGS, LLC.

Steve Stancil asked the members to approve at the request of the Department of Driver Services (DDS) for GBA to enter into a five year, eight month lease for administrative space located at 2101 and 2106 East View Parkway, Conyers, Georgia. In September 2011, staff of the State Properties Commission, DDS and Zephyr Holdings, LLC, reached an agreement to combine two separate rental agreements into one. The effective rental rate will remain fixed for five years at \$9.32 per square foot; such rental rate is the same as the current rate. In addition, the landlord, Zephyr, will fund necessary improvements to the facilities up to \$550,000.

The Governor asked for a motion to approve. Mr. Hills made the motion to approve, and Mr. Griffin seconded the motion. The motion carried.

REQUEST BY THE GEORGIA POWER COMPANY FOR A PERMANENT NON-EXCLUSIVE EASEMENT OVER AND THROUGH A PORTION OF THE GOVERNOR'S MANSION PROPERTY IN THE CITY OF ATLANTA, FULTON COUNTY, GEORGIA FOR THE CONSIDERATION OF \$1.00 FOR THE INSTALLATION AND MAINTENANCE OF A NEW TRANSFORMER ON THE PROPERTY.

Steve Stancil asked the board for the consideration to grant the permanent non –exclusive easement through a portion of the Governor's Mansion property to the Georgia Power Company for \$1.00. This is for the installation and maintenance of a new transformer on the property to assure proper electrical current to the construction of a new barracks facility for the Department of Public Safety providing security at the mansion.

The Governor asked for a motion to approve as presented. Mr. Griffin made the motion to approve, and Mr. Hills seconded that motion. Motion carried unanimously.

REQUEST TO APPROVE AN AMENDMENT TO THE CURRENT FACILITIES FOOD SERVICE MANAGEMENT & CATERING AGREEMENT BETWEEN THE GBA AND COMPASS GROUP USA, INC. TO EXTEND THE TERM OF THE AGREEMENT.

Steve Fanczi asked the Board to approve an amendment to the current Facilities Food Service Management and Catering Agreement (Agreement) between the GBA and Compass Group USA, Inc. The term of the Agreement was for seven years. GBA is required to pay an annual management fee of \$100,000. The parties have negotiated to eliminate the final two years of the management fee by extending the term of the Agreement an additional four years. Compass will guarantee an annual minimum payment of \$20,000 to GBA during the four-year extension period. The proposal will result in a \$280,000 savings to the GBA.

The Governor asked for a motion to approve. Mr. Payne made the motion to approve, and Mr. Kemp seconded that motion. Motion carried unanimously.

ADJOURNMENT

Governor Deal asked for those in favor of adjourning the meeting. Mr. Hills so moved, and Mr. Griffin seconded the motion. The motion passed unanimously by all members present.


Steven L. Stancil
Executive Director