

## House Resolution 157

By: Representatives Greene of the 154<sup>th</sup>, Vance of the 133<sup>rd</sup>, Pirkle of the 169<sup>th</sup>, Dunahoo of the 31<sup>st</sup>, and Buckner of the 137<sup>th</sup>

## A RESOLUTION

1 Authorizing the lease of certain state owned property located in Appling County; authorizing  
2 the conveyance of certain state owned property located in Bacon County; authorizing the  
3 lease of certain state owned property located in Bacon County; authorizing the conveyance  
4 of certain state owned property in Morgan, Newton, and Walton counties; authorizing the  
5 lease of certain state owned property located in Rabun County; authorizing the conveyance  
6 of certain state owned property in Taylor County; and authorizing the conveyance of certain  
7 state owned property in Walton County; to provide for related matters; to provide an  
8 effective date; to repeal conflicting laws; and for other purposes.

## 9 WHEREAS:

- 10 (1) The State of Georgia is the owner of certain real property located in Appling County,  
11 Georgia; and
- 12 (2) Said real property is approximately 4.16 acres located in the 2nd Land District of  
13 Appling County, Georgia, with 0.68 of an acre identified as the "Ground Lease Area,"  
14 approximately 0.79 of an acre identified as "Ingress/Egress Access Easement," and  
15 approximately 2.69 acres identified as "Shared Parking," and more particularly described  
16 in that Deed, dated January 29, 1997, from Appling County, Georgia, being recorded in  
17 Deed Book 299, Page 460, in the office of the Clerk of Superior Court of Appling County

- 18 and on file with the State Properties Commission Real Property Records as RPR 008975;  
19 and  
20 (3) Said real property is under the custody of the Technical College System of Georgia;  
21 and  
22 (4) By official action dated September 13, 2022, the Appling County Board of Education  
23 requested to enter into a lease of the Property for a term of 25 years for the construction  
24 and operation of Southern Pines College and Career Academy at the Baxley Campus of  
25 Coastal Pines Technical College; and  
26 (5) By official action dated October 6, 2022, the Technical College System of Georgia  
27 declared the Property surplus to its current and future need; and  
28 (6) The Technical College System of Georgia has no objection to the leasing of the  
29 Property; and

30 WHEREAS:

- 31 (1) The State of Georgia is the owner of certain real property located in Bacon County,  
32 Georgia; and  
33 (2) Said real property is approximately 0.26 of an acre located in the 5th Land District  
34 of Bacon County, Georgia, and more particularly described in that General Warranty  
35 Deed, dated December 19, 2001, from the Downtown Development Authority of Alma,  
36 being recorded in Deed Book 311, Pages 265-267, in the office of the Clerk of Superior  
37 Court of Bacon County and on file with the State Properties Commission Real Property  
38 Records as RPR 009566.01; and  
39 (3) Said real property is under the custody of the Department of Human Services and is  
40 located at 426 and 428 W. 12th Street, Alma, Georgia; and  
41 (4) By official action dated August 17, 2022, the Department of Human Services  
42 resolved to seek legislation to surplus and convey the approximately 0.26 of an acre of

43 real property by competitive bid for fair market value, or to a local government or state  
44 entity for fair market value; and

45 WHEREAS:

46 (1) The State of Georgia is the owner of certain real property located in Bacon County,  
47 Georgia; and

48 (2) Said real property is approximately 11,520 square feet being in part of the Alma  
49 Campus of Coastal Pines Technical College, being in Land Lot 282 of the 5th District,  
50 City of Alma, Bacon County, Georgia, and more particularly described in that General  
51 Warranty Deed, dated December 28, 2006, from the City of Alma, Bacon County,  
52 Georgia, being recorded in Deed Book 400, Page 259, in the office of the Clerk of  
53 Superior Court of Bacon County and on file with the State Properties Commission Real  
54 Property Records as RPR 010866; and

55 (3) Said real property is under the custody of the Technical College System of Georgia  
56 and is located at 203 W. 16th Street, Alma, Georgia; and

57 (4) Satilla Rural Electric Membership Corporation is currently leasing the Property; and

58 (5) Satilla Rural Electric Membership Corporation is desirous of entering into a new  
59 lease of the Property for a term of two years; and

60 (6) By official action, the Technical College System of Georgia has no objection to the  
61 leasing of the Property; and

62 WHEREAS:

63 (1) The State of Georgia is the owner of certain improved real property located in  
64 Morgan County, Newton County, and Walton County, Georgia; and

65 (2) Said real property is approximately 93.9 acres of fee, 1.868 acres of permanent  
66 easement for construction and drainage maintenance, and 0.542 of an acre of permanent  
67 driveway easement, located in Land Lots 2, 3, 30, 31, 33, 34, 102, 105, 106, and 108 of

68 the 1st and 19th Land District, Morgan County, Newton County, and Walton County,  
69 Georgia, and more particularly described in that Limited Warranty Deed, dated  
70 September 2, 2002, from the Joint Development Authority of Jasper County, Morgan  
71 County, Newton County, and Walton County, being recorded in Deed Book 5204, Pages  
72 170-216, in the office of the Clerk of Superior Court of Walton County and on file with  
73 the State Properties Commission Real Property Records as RPR 012780.01; and  
74 (3) Said real property is under the custody of the Department of Economic Development  
75 Authority; and  
76 (4) By official action dated December 8, 2022, the Department of Economic  
77 Development resolved to seek legislation to surplus and convey the approximately 93.9  
78 acres of fee, 1.868 acres of permanent easement for construction and drainage  
79 maintenance, and 0.542 of an acre of permanent driveway easement by competitive bid  
80 for fair market value, or to a local government or state entity for fair market value; and

81 WHEREAS:

82 (1) The State of Georgia is the owner of certain real property located in Rabun County,  
83 Georgia; and  
84 (2) Said real property is approximately 1.12 acres located in Land Lot 162 of the 2nd  
85 District, 556th GMD, commonly known as the Dillard State Farmers' Market, and more  
86 particularly described in those Warranty Deeds, dated October 17, 1950, and September  
87 30, 1954 from the Rabun Home Industries Co-Operative, Inc., being recorded in Deed  
88 Book Y-2, Page 61, and Deed Book E-4, Pages 147-148 in the office of the Clerk of  
89 Superior Court of Rabun County and on file with the State Properties Commission Real  
90 Property Records as RPR 001089 and 004487, respectively; and  
91 (3) Said real property is under the custody of the Department of Agriculture and is  
92 located at 6500 Hwy 441 North, Dillard, Georgia; and  
93 (4) The City of Dillard, Georgia, is currently leasing the Property; and

94 (5) By official action dated October 11, 2022, the City of Dillard is desirous of entering  
95 into a new lease of the Property for a term of 20 years for the continued operation of the  
96 local farmers' market and agritourism; and

97 (6) By official action, the Department of Agriculture has no objection to the leasing of  
98 the Property; and

99 WHEREAS:

100 (1) The State of Georgia is the owner of certain improved real property located in Taylor  
101 County, Georgia; and

102 (2) Said real property is approximately 10.01 acres located in Land Lot 2 of the 15th  
103 Land District of Taylor County, Georgia, commonly known as the Taylor Detention  
104 Center and more particularly described in that Fee Simple Deed, dated July 1, 1987, from  
105 Taylor County Development Authority, being recorded in Deed Book 60, Pages 406-410,  
106 in the office of the Clerk of Superior Court of Taylor County and on file with the State  
107 Properties Commission Real Property Records as RPR 007467; and

108 (3) Said real property is under the custody of the Department of Corrections and is  
109 located on Industrial Park Road; and

110 (4) By official action dated February 8, 2023, the Department of Corrections requested  
111 authorization to surplus and convey the approximately 10.01 acre of real property by  
112 competitive bid for fair market value, or to a local government or state entity for fair  
113 market value; and

114 WHEREAS:

115 (1) The State of Georgia is the owner of certain improved real property located in Walton  
116 County, Georgia; and

117 (2) Said real property is approximately 7.233 acres of fee, 4,750 square feet of easement  
118 for construction and drainage maintenance, and 938.492 of linear feet for access, located

119 in Land Lots 106 and 108 of the 1st Land District, Walton County, Georgia, and more  
120 particularly described in that Limited Warranty Deed, dated September 2, 2002, from the  
121 Joint Development Authority of Jasper County, Morgan County, Newton County, and  
122 Walton County, being recorded in Deed Book 5204, Pages 170-216, in the office of the  
123 Clerk of Superior Court of Walton County and on file with the State Properties  
124 Commission Real Property Records as RPR 012780.01; and  
125 (3) Said real property is under the custody of the Department of Economic Development  
126 Authority; and  
127 (4) The Department of Transportation is desirous of acquiring a portion totaling  
128 approximately 7.233 acres of fee, 4,750 square feet of easement for construction and  
129 drainage maintenance, and 938.492 of linear feet for access; and  
130 (5) By official action dated December 8, 2022, the Board of the Economic Development  
131 resolved to seek legislation to surplus and convey the approximately 7.233 acres of fee,  
132 4,750 square feet of easement for construction and drainage maintenance, and 938.492  
133 of linear feet for access by competitive bid for fair market value, or to a local government  
134 or state entity for fair market value.

135 NOW, THEREFORE, BE IT RESOLVED AND ENACTED BY  
136 THE GENERAL ASSEMBLY OF GEORGIA:

137 ARTICLE I  
138 SECTION 1.

139 That the State of Georgia is the owner of the above-described property located in Appling  
140 County, containing approximately 4.16 acres, and that in all matters relating to the leasing  
141 of said real property the State of Georgia is acting by and through its State Properties  
142 Commission.

143 **SECTION 2.**

144 That the State of Georgia, acting by and through the State Properties Commission, is  
145 authorized to lease the above-described property with the Appling County Board of  
146 Education for a term of 25 years for the consideration of \$10.00 annually so long as the  
147 property is used for public purpose, and such further terms and conditions as determined by  
148 the State Properties Commission as to be in the best interest of the State of Georgia.

149 **SECTION 3.**

150 That the State Properties Commission is authorized and empowered to do all acts and things  
151 necessary and proper to effect such lease, including the execution of all necessary  
152 documents.

153 **SECTION 4.**

154 That the authorization to lease the above-described property shall expire three years after the  
155 date that this resolution becomes effective.

156 **SECTION 5.**

157 That the ground lease shall be recorded by the Grantor in the Superior Court of Appling  
158 County, Georgia, and a recorded copy shall be forwarded to the State Properties  
159 Commission.

160 **SECTION 6.**

161 That the above-described real property shall remain in the custody of the Technical College  
162 System of Georgia during the term of the lease.



185 **SECTION 11.**

186 That the deed or deed and plat or plats of the conveyance shall be recorded by the Grantee  
187 in the Superior Court of Bacon County, Georgia, and a recorded copy shall be forwarded to  
188 the State Properties Commission.

189 **SECTION 12.**

190 That the above-described real property shall remain in the custody of the Department of  
191 Human Services until the property is conveyed.

192 **ARTICLE III**

193 **SECTION 13.**

194 That the State of Georgia is the owner of the above-described property located in Bacon  
195 County, containing approximately 11,520 square feet, and that in all matters relating to the  
196 leasing of said real property the State of Georgia is acting by and through its State Properties  
197 Commission.

198 **SECTION 14.**

199 That the State of Georgia, acting by and through the State Properties Commission, is  
200 authorized to lease the above-described real property to Satilla Rural Electric Membership  
201 Corporation for a term of two years for the consideration of \$33,293.00 per annum, and such  
202 further terms and conditions as determined by the State Properties Commission as to be in  
203 the best interest of the State of Georgia.

204 **SECTION 15.**

205 That the State Properties Commission is authorized and empowered to do all acts and things  
206 necessary and proper to effect such conveyance, including the execution of all necessary  
207 documents.

208 **SECTION 16.**

209 That the authorization to convey the above-described property shall expire three years after  
210 the date that this resolution becomes effective.

211 **SECTION 17.**

212 That the deed or deeds and plat or plats of the conveyance shall be recorded by the Lessee  
213 in the Superior Court of Bacon County, Georgia, and a recorded copy shall be forwarded to  
214 the State Properties Commission.

215 **SECTION 18.**

216 That the above-described real property shall remain in the custody of the Technical College  
217 System of Georgia during the term of the lease.

218 **ARTICLE IV**

219 **SECTION 19.**

220 That the State of Georgia is the owner of the above-described improved property located in  
221 Morgan County, Newton County, and Walton County, containing approximately 93.9 acres  
222 of fee, 1.868 acres of permanent easement for construction and maintenance of drainage, and  
223 0.542 of an acre of driveway easement, and that in all matters relating to the conveyance of  
224 said real property, the State of Georgia is acting by and through its State Properties  
225 Commission.

226 **SECTION 20.**

227 That the above-described improved real property may be conveyed by appropriate instrument  
228 by the State of Georgia, acting by and through its State Properties Commission to the Joint  
229 Development Authority of Jasper County, Morgan County, Newton County, and Walton  
230 County for fair market value or for a consideration of \$10.00 so long as the property is used  
231 for public purpose in perpetuity; to a local government entity or state entity for fair market  
232 value and other consideration and provisions as the State Properties Commission shall in its  
233 discretion determine to be in the best interest of the State of Georgia; or to a local  
234 government or state entity for a consideration of \$10.00 so long as the property is used for  
235 public purpose, and other consideration and provisions as the State Properties Commission  
236 shall in its discretion determine to be in the best interest of the State of Georgia.

237 **SECTION 21.**

238 That the State Properties Commission is authorized and empowered to do all acts and things  
239 necessary and proper to effect such conveyance, including the execution of all necessary  
240 documents.

241 **SECTION 22.**

242 That the authorization to convey the above-described property shall expire three years after  
243 the date that this resolution becomes effective.

244 **SECTION 23.**

245 That the deed or deeds and plat or plats of the conveyance and easement documents shall be  
246 recorded by the Grantee in the Superior Court of Walton County, Georgia, and a recorded  
247 copy shall be forwarded to the State Properties Commission.

248 **SECTION 24.**

249 That the above-described real property shall remain in the custody of the Department of  
250 Economic Development until the property is conveyed.

251 **ARTICLE V**

252 **SECTION 25.**

253 The State of Georgia is the owner of the above-described property located in Rabun County,  
254 containing approximately 1.12 acres, and that in all matters relating to the leasing of said real  
255 property the State of Georgia is acting by and through its State Properties Commission.

256 **SECTION 26.**

257 That the State of Georgia, acting by and through the State Properties Commission, is  
258 authorized to lease the above-described Property with the City of Dillard, for a term of 20  
259 years for the continual operation of a local farmers' market and agritourism, for the  
260 consideration of \$10.00 annually so long as the property is used for public purpose, and such  
261 further terms and conditions as determined by the State Properties Commission as to be in  
262 the best interest of the State of Georgia.

263 **SECTION 27.**

264 That the State Properties Commission is authorized and empowered to do all acts and things  
265 necessary and proper to effect such lease, including the execution of all necessary  
266 documents.

267 **SECTION 28.**

268 That the authorization to lease the above-described property shall expire three years after the  
269 date that this resolution becomes effective.

270 **SECTION 29.**

271 That the above-described real property shall remain in the custody of the Department of  
272 Agriculture during the term of the lease.

273 **ARTICLE VI**

274 **SECTION 30.**

275 The State of Georgia is the owner of the above-described improved property located in  
276 Taylor County, containing approximately 10.01 acres, and that in all matters relating to the  
277 conveyance of said real property, the State of Georgia is acting by and through its State  
278 Properties Commission.

279 **SECTION 31.**

280 That the above-described real property may be conveyed by appropriate instrument by the  
281 State of Georgia, acting by and through its State Properties Commission by competitive bid  
282 for fair market value, or to a local government entity or state entity for fair market value and  
283 other consideration and provisions as the State Properties Commission shall in its discretion  
284 determine to be in the best interest of the State of Georgia; or to a local government or state  
285 entity for a consideration of \$10.00 so long as the property is used for public purpose, and  
286 other consideration and provisions as the State Properties Commission shall in its discretion  
287 determine to be in the best interest of the State of Georgia.

288 **SECTION 32.**

289 That the State Properties Commission is authorized and empowered to do all acts and things  
290 necessary and proper to effect such conveyance, including the execution of all necessary  
291 documents.

292 **SECTION 33.**

293 That the authorization to convey the above-described property shall expire three years after  
294 the date that this resolution becomes effective.

295 **SECTION 34.**

296 That the deed or deeds and plat or plats of the conveyance shall be recorded by the Grantee  
297 in the Superior Court of Taylor County, Georgia, and a recorded copy shall be forwarded to  
298 the State Properties Commission.

299 **SECTION 35.**

300 That the above-described real property shall remain in the custody of the Department of  
301 Corrections until the property is conveyed.

302 **ARTICLE VII**

303 **SECTION 36.**

304 The State of Georgia is the owner of the above-described improved property located in  
305 Walton County, containing approximately 7.233 acres in fee, 4,750 square feet easement for  
306 construction and maintenance of drainage, and 938.492 linear feet for access, and that in all  
307 matters relating to the conveyance of said real property, the State of Georgia is acting by and  
308 through its State Properties Commission.

309 **SECTION 37.**

310 That the above-described improved real property may be conveyed by appropriate instrument  
311 by the State of Georgia, acting by and through its State Properties Commission, to the  
312 Georgia Department of Transportation for a consideration of \$547,300.00 and other  
313 consideration and provisions as the State Properties Commission shall in its discretion

314 determine to be in the best interest of the State of Georgia; to a local government entity or  
315 state entity for fair market value and other consideration and provisions as the State  
316 Properties Commission shall in its discretion determine to be in the best interest of the State  
317 of Georgia; or to a local government or state entity for a consideration of \$10.00 so long as  
318 the property is used for public purpose, and other consideration and provisions as the State  
319 Properties Commission shall in its discretion determine to be in the best interest of the State  
320 of Georgia.

321 **SECTION 38.**

322 That the State Properties Commission is authorized and empowered to do all acts and things  
323 necessary and proper to effect such conveyance, including the execution of all necessary  
324 documents.

325 **SECTION 39.**

326 That the authorization to convey the above-described property shall expire three years after  
327 the date that this resolution becomes effective.

328 **SECTION 40.**

329 That the deed or deeds and plat or plats of the conveyance and easement documents shall be  
330 recorded by the Grantee in the Superior Court of Walton County, Georgia, and a recorded  
331 copy shall be forwarded to the State Properties Commission.

332 **SECTION 41.**

333 That the above-described real property shall remain in the custody of the Department of  
334 Economic Development until the property is conveyed.

335 ARTICLE VIII

336 SECTION 42.

337 That this resolution shall become effective as law upon its approval by the Governor or upon  
338 its becoming law without such approval.

339 SECTION 43.

340 That all laws and parts of laws in conflict with this resolution are repealed.