



GEORGIA BUILDING AUTHORITY

One Martin Luther King, Jr. Drive, Atlanta, Georgia 30334

Office: 404-656-3253 • Fax: 404-657-0337

www.gba.georgia.gov

Chairman
Nathan Deal
Governor

MINUTES

Executive Director
Steven L. Stancil

GEORGIA BUILDING AUTHORITY MEETING

JUNE 11, 2014

OFFICE OF THE GOVERNOR – ROOM 107 STATE CAPITOL

MEMBERS IN ATTENDANCE:

Governor Nathan Deal, Chair
Alan Skelton, Vice Chair
Steve McCoy, State Treasurer
Phil Carlock, Citizen Member
Mike Nixon, Citizen Member, By Conference Call
John Breakfield, Citizen Member

OTHERS IN ATTENDANCE:

Steve Stancil, State Properties Officer
Marvin Woodward, Georgia State Financing and Investment Commission
Steve Fanczi, Georgia Building Authority
Carla Blanks, Georgia Building Authority
Paul Melvin, Georgia Building Authority
Alisa Pereira, Georgia Building Authority
Sonny Manalili, Georgia Building Authority
Debra Myers, Georgia Building Authority
April King, Georgia Building Authority
Frank Smith, State Properties Commission
Heather York, State Properties Commission
J Wade, State Properties Commission
Clark Wong, State Properties Commission
Tamika Crittenden, State Properties Commission
Mickey Rawls, Department of Drivers Services
Bob Griffin, Department of Drivers Services
Spencer Moore, Department of Drivers Services
Greg Strenkowski, Georgia Forestry Commission
Devon Dartnell, Georgia Forestry Commission
Steve Friedman, Department of Natural Resources

Keith Canup, Department of Public Safety
Joan Crumpler, Department of Public Safety
Kevin Harris, Georgia Vocational Rehabilitation Agency
Rob Alden, Technical College System of Georgia
Shonda Rowe, Department of Law
Tanisha Thomas, Department of Law
Deadre Hines-Bay, Department of Law
Chris Riley, Office of the Governor
Bart Gobeil, Office of the Governor

CALL TO ORDER AND MINUTES OF PREVIOUS MEETING (12-9-13)

The Governor convened the meeting of the Georgia Building Authority (GBA). He acknowledged the presence of the board member Mike Nixon by conference call and recognized new member John Breakfield. The Governor called for a motion to approve the minutes of the previous meeting of December 9, 2013. Mr. Carlock made the motion to approve the minutes, and Mr. Skelton seconded the motion. The motion carried unanimously, and the minutes were approved.

REQUEST TO APPROVE THE PROPOSED FISCAL YEAR (FY) 2015 ANNUAL OPERATING BUDGET FOR THE GEORGIA BUILDING AUTHORITY

Mr. Stancil requested approval of the 2015 Annual Operating Budget for the Georgia Building Authority. The proposed FY2015 budget total of \$36,500,000 includes: increases in employer retirement contributions and retention and merit based increases; allowance for increased utilities; transfer of 5 positions and maintenance operations from General Assembly for the Coverdell Legislative Office Building; and payment to State Treasurer's Office of \$845,934 for operating reductions. The FY 2015 budget funding will support a total of 173 filled positions at GBA.

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

REQUEST TO APPROVE THE RESOLUTION FOR THE SALE OF \$22,000,000.00 IN GENERAL OBLIGATION BONDS FOR GEORGIA BUILDING AUTHORITY PROJECTS

Mr. Fanczi requested approval of the resolution authorizing the Georgia State Financing and Investment Commission to sell \$22,000,000 General Obligation Bonds for several GBA projects, specifically: \$12,500,000 for the retrofit of 2 Capitol Square for office space; \$7,500,000 for design of a new Judicial complex at the Archives site; and \$2,000,000 for various, major repair and renovation projects across the Capitol Hill complex.

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

REQUEST TO APPROVE THE RESOLUTION FOR THE SALE OF 16.43 IMPROVED ACRES LOCATED AT 1050 MURPHY AVENUE, ATLANTA, FULTON COUNTY, GEORGIA TO ATLANTA DEVELOPMENT AUTHORITY (DBA "INVEST ATLANTA") FOR \$1,200,000 AND APPROVE THE AGREEMENT FOR SELL & PURCHASE OF REAL PROPERTY BY AND BETWEEN THE GEORGIA BUILDING AUTHORITY AND INVEST ATLANTA

Mr. Fanczi requested approval of the Board for the sale of 16.43 improved acres located at 1050 Murphy Avenue, Atlanta, Fulton County, Georgia to Atlanta Development Authority (dba "Invest Atlanta") for \$1,200,000 and approve the Agreement for Sell & Purchase of Real Property by and between the Georgia Building Authority and Invest Atlanta. The purchase price set by the Agreement is below GBA's two appraised values of \$1.7 million and \$1.8 million, but well above Invest Atlanta's appraised value of \$830,000. GBA has agreed to the proposed consideration because of the public benefit the Atlanta BeltLine provides as part of its 22 acre project which will provide transit, green space, trails and new commercial, residential and public facility development. The closing must occur by July 31, 2014. Further, the staff of GBA also requests the board members approve authorization for the Executive Director to engage in all necessary actions to effectuate the sale of the Murphy Avenue property, including but not limited to execution of all necessary documents including any proposed amendment to the Agreement and any quitclaim deed.

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.

ADJOURNMENT

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



Steven L. Stancil
Executive Director