



# GEORGIA BUILDING AUTHORITY

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

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

[www.gba.georgia.gov](http://www.gba.georgia.gov)

Chairman  
Nathan Deal  
*Governor*

*Executive Director*  
Steven L. Stancil

## MINUTES

### GEORGIA BUILDING AUTHORITY MEETING

**JUNE 27, 2013**

**OFFICE OF THE GOVERNOR – ROOM 107 STATE CAPITOL**

#### **MEMBERS IN ATTENDANCE:**

Governor Nathan Deal, Chair  
Alan Skelton, Vice Chair  
Brian Kemp, Secretary  
Steve McCoy, State Treasurer  
Phil Carlock, Citizen Member  
Dr. George Snelling, Citizen Member

#### **OTHERS IN ATTENDANCE:**

Steve Stancil, State Properties Commission  
Frank Smith, State Properties Commission  
Heather York, State Properties Commission  
J. Wade, State Properties Commission  
Sean Griffin, State Properties Commission  
Wayne Clark, State Properties Commission  
Alisa Pereira, Georgia Building Authority  
Steve Fanczi, Georgia Building Authority  
Carla Blanks, Georgia Building Authority  
Debra Myers, Georgia Building Authority  
Paul Melvin, Georgia Building Authority  
Lisa Payne, Georgia Building Authority  
Bob Griffin, Department of Driver Services  
Spencer Moore, Department of Driver Services  
Waymond Henry, Department of Driver Services  
Elmer Stancil, Georgia Department of Economic Development  
Greg Strenkowski, Georgia Forestry Commission

Devon Darnell, Georgia Forestry Commission  
Steve Friedman, Department of Natural Resources  
Mark Williams, Department of Natural Resources  
Dan Brown, Department of Natural Resources  
Rob Alden, Technical College System of Georgia  
Joe Najjar, Albany Technical College  
Dr. Gail Thaxton, North Georgia Technical College  
Dr. Mark Ivester, North Georgia Technical College  
Larry Calhoun, Southeastern Technical College  
Kelly Barnes, Georgia Northwestern Technical College  
Dr. Ginger Mathis, Georgia Northwestern Technical College  
Jamie McCurry, Georgia Ports Authority  
Russ Mincey, Georgia Ports Authority  
Dan Brown, Georgia Department of Agriculture  
Sherry Forester, Georgia Department of Agriculture  
Shannon McGhee, Georgia Department of Law  
Helen Taylor, Georgia Department of Law  
Christina Nosari, Georgia Department of Law  
Vincent Russo, Office of the Secretary of State  
Chris Riley, Office of the Governor  
Bart Gobeil, Office of the Governor  
Ryan Teague, Office of the Governor  
Ben Hames, Office of the Governor  
Teresa MacCartney, Office of Planning and Budget  
Greg Bluestein, Atlanta Journal Constitution  
Tom Crawford, The Georgia Report  
Queen Marian

#### **CALL TO ORDER AND MINUTES OF PREVIOUS MEETING (3/4/12)**

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 March 4, 2013. Phil Carlock asked the minutes reflect a correction of his attendance for the last meeting as not by teleconference; he was present in person for the meeting. The Governor so noted the correction to the minutes. Mr. Carlock made the motion to approve the minutes with the correction, and Steve McCoy seconded the motion. The motion carried unanimously and the minutes were adopted.

Steve Stancil took a moment to acknowledge that Debra Myers, GBA Facilities Director, was elected president of the National Association of State Facilities Administrators (NASFA) at the June 2013 NASFA Conference in San Diego, California. Also, Steve Fanczi, GBA Deputy Executive Director, received the Innovation Award for the Capitol Hill Access Control project. This award recognized outstanding achievement by a state

facility organization for establishing an innovative new program or improving an existing program to enhance efficiency and effectiveness in state government.

**REQUEST TO APPROVE THE PROPOSED FISCAL YEAR (FY) 2014 ANNUAL OPERATING BUDGET FOR THE GEORGIA BUILDING AUTHORITY**

Steve Stancil asked that the Board approve the GBA FY 2014 operating budget of \$36,519,000 reflecting an increase of \$958,500 from the FY 2013 budget. This increase is primarily attributed to: an approximately \$335,000 increase in the costs of employer-provided health insurance and retirement; an increase of approximately \$100,000 in computer charges for maintenance of the new Capitol Hill Notification System; the costs of an upgrade to Maximo, GBA's facility management software; and an increase of \$690,000 to GBA's payment to State Treasury required by the FY 2014 Appropriations Act. The current staffing levels are at 82.5% with 174 filled positions out of the 211 budgeted positions.

Brian Kemp commented that the Capitol Hill Notification System (alerts) was very effective regarding the last incident on Capitol Hill.

The Governor asked for a motion to approve the request as presented. Mr. Carlock made the motion to approve, and Mr. Kemp seconded the motion. The motion carried unanimously.

**REQUEST TO APPROVE THE BOND RESOLUTION FOR THE SALE OF \$20,500,000.00 IN GENERAL OBLIGATION BONDS FOR GEORGIA BUILDING AUTHORITY PROJECTS**

Mr. Stancil stated the GBA was authorized by the 2012 and 2013 General Assemblies to receive a total of \$20,500,000.00 in General Obligation Bond proceeds. The approved State budget authorizes the money to be used to fund projects and facilities for the Georgia Building Authority. Because the Georgia State Financing and Investment Commission (GSFIC) expects a bond sale to occur on June 26, 2013, with GSFIC board approval on June 27<sup>th</sup>, the GBA members are being requested now to approve the attached board resolution approving and authorizing the projects and recommending that GSFIC undertake to issue the General Obligation Bonds. The GBA projects for which the bond money will be used are the purchase of the Fort MacPherson property, the Capitol Hill steps project, the 2 Peachtree Building boiler project, and the historic Sandersville property project.

The Governor asked for a motion to approve the request as presented. Mr. Kemp made the motion to approve and Mr. McCoy seconded the motion. The motion carried unanimously.

**REQUEST TO AMEND THE LEASE AGREEMENT BETWEEN THE GEORGIA BUILDING AUTHORITY AND COCA-COLA NORTH AMERICA REGARDING THE HISTORIC COKE SIGN ON THE OLYMPIA BUILDING**

The GBA and Coca-Cola North America (Coke) entered into a lease agreement on November 26, 2002 for space on the roof of the Olympia Building for the placement of the historic Coke sign. The lease received the prior approval of the members of GBA on or about November 20, 2002. The agreement provided for original term of ten (10) years, and provided Coke with two, five-year options to renew the term of the agreement. Coke is considered to have exercised its first renewal option and has recently requested GBA to consider adding another five-year renewal option to the lease. The addition of another renewal option seems is the primary purpose of the requested amendment, but there will be other modifications to the rental agreement which include: the stabilization of the rental rate at \$8641.10 per month for the first five year renewal option; increases in the rental rate in accordance with the Consumer Price Index upon the exercise of the second and third renewal options; and the addition of an option for Coke to terminate the lease in certain circumstances upon GBA's sale of the Olympia Building (such circumstances include the sale of the building to an entity that, in the reasonable determination by Coke, uses the building to display either too much signage, or uses the building as a strip club or other establishment the primary purpose of which is the distribution, sale, rental or exhibition of pornographic materials or the sign stops working and Coke elects not to replace the sign).

This item is being brought before the GBA members' because the addition of the requested renewal option increases the full term of the original lease as it was approved by the GBA in 2002. The GBA staff also requests approval for the Executive Director to complete negotiations with Coke and to execute the amendment.

The Governor asked for a motion to approve the request as presented. Mr. Carlock 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. Kemp so moved and Mr. McCoy seconded the motion. The motion passed unanimously by all members present.



Steven L. Stancil  
Executive Director