Georgia Department of Transportation
Surplus Property Disposal
Harold F. Kelman
Manager, Surplus Properties Inventory and Disposal
GDOT SURPLUS PROPERTY DISPOSAL

- Policies, Procedures, & Statutory Regulations
- Current and Prior Initiatives
- Different Right of Way Uses
- Questions
How Do We Operate

• GDOT Policy
• Official Code of Georgia Annotated (O.C.G.A)
• Code of Federal Regulation (C.F.R.)
PROPERTY MANAGEMENT OFFICE FUNCTIONS

- Management of Real Property
  - Disposition of all properties is managed by the Property Management Office.
    - Inventory of Property
    - Exchanges
    - Leasing of GDOT Owned Properties
    - Disposal of Excess Properties
    - Assisting other GDOT Offices
      - Access Management
      - Acquisition
      - Maintenance
MANAGEMENT OF REAL PROPERTY

- Inventory of Property
  - Department Use Properties (Permanent)
  - Leased Properties
  - Wetlands Properties
  - Excess Rights-of-Way and Remnant Parcels
PROPERTY INVENTORY

- Presently developing a statewide inventory and GIS system.

- GIS data to be made publicly available:
  - Maps
  - Property Data
  - Deeds
  - Plans
GIS GEP-051-30 DATA

PDMS Editor

ID: GEP-051-30

RESEARCH_ID: GEP-051-30
SHAPE_SOURCE: Copied
PARCEL_NUM: 32004 - 38 - 001
OWNER: State Highway Department of Georgia
TYPE: DOT Needed Right of Way
LOCATION: Parcel between interstate 16 and W Boundary St, south of Cohn St
YEAR_ACQUIRED: 1964
DEEDED_AC: 1.7

SUPPORTING_RECORDS: Deed
DOCUMENTS: GEP-051-30.pdf
PROJECT_NUMBER: NHS-0002-00(921)
PLAN_ID:
DEED_BOOK: 86F/1
MAP:
EstimateOfValue: $272,950
DistrictEnoComment: Retain - Savannah Area Office

Save
STATE OF GEORGIA
COUNTY OF CHATHAM

THIS INDENTURE made and entered into this 7th day of February, 1964, between CHATHAM COUNTY, a political subdivision of the State of Georgia, party of the first part, and the STATE HIGHWAY DEPARTMENT OF GEORGIA, party of the second part:

WITNESS WHEREOF

That the party of the first part, for and in consideration of the sum of Ten Dollars ($10.00) to it in hand paid, and of the benefits to be conferred by the improving of the lands hereinafter conveyed by the party of the second part, has granted, bargain, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said party of the second part and its successors and assigns, the following described real property, to wit:

All that certain parcel of land situated in the City of Savannah, County of Chatham, State of Georgia, more fully described as follows: Beginning at a point on the Military Road, opposite the north east corner of the land situated in the City of Savannah, in the county of Chatham, State of Georgia, and described in the plat, dated October 15, 1929, recorded in the City of Savannah, in the county of Chatham, State of Georgia, as plat number 1234, and continuing in line of said plat, described as follows: The said parcel of land lying and being on the west side of said Military Road, and bounded on the north by the said Military Road, having a frontage of 100 feet and extending behind the same to a point 100 feet from said Military Road, the same having a depth of 600 feet, as shown on the plat aforesaid.

TO HAVE AND TO HOLD the said above described property, together with all and singular the rights, members and appurtenances thereto in any wise appertaining or belonging to the same proper use, benefit and benefit of said party of the

second part, its successors and assigns, in fee simple forever for public purposes.

IN WITNESS WHEREOF the party of the first part has caused these presents to be executed by its appropriate officers thereunto duly authorized and its corporate seal to be affixed the day and year first above written, as the date hereof.

CHATHAM COUNTY

[Signature]
Chairsman of the Chatham
County Commission and
Ex-Officio Judges thereof

[Signature]
Attorney of the County
Chatham Commissioners and
Ex-Officio Judges thereof

Said deed, sealed and delivered
in the presence of:

[Signature]
Record Commissioner

CHATHAM COUNTY, GEORGIA

[Signature]
Commissioner of Records

[Date]

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DISPOSITION OF EXCESS PROPERTIES

1. Exchanges
   A. O.C.G.A allows for exchange of property or interests;
   B. Value received must be equal to or greater than value exchanged;
   C. FHWA approval is required on Federal-Aid System projects;
   D. Coordination with other State agencies when necessary.
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2. Leases

A. General terms are 5 years with 5 year renewals and a 10% increase on renewal.

B. Leases may be canceled by either party with 30 day’s notice.

C. Most leases are of land for use by an abutter for parking.

D. Other Leases Include:
   a) Encroachments /Signs
   b) Cell/Radio Towers
   c) Parks
   d) Occupied Houses
   e) Atlanta Street Car System
ATLANTA STREETCAR
FUTURE STREETCAR MAINTENANCE FACILITY LOCATION
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DISPOSITION OF EXCESS PROPERTIES

3. Sale of Surplus Property

A. The Department is authorized by O.C.G.A. to dispose of properties no longer needed for highway purposes;
B. Concurrence from the FHWA should be obtained prior to disposal of rights of way on all Federal-aid Projects, especially Interstate Projects;
C. FMV is measured by an appraisal generally from an independent fee appraiser;
DISPOSITION OF EXCESS PROPERTIES

3. Sale of Surplus Property (CONTINUED)

D. The previous owner or successor may be required to receive the opportunity to repurchase at current FMV;
E. The property must be placed for public bid;
F. Transfer is made using a quitclaim deed.
SALES INITIATIVE PROGRAM

- Private Contractor to handle sales.
- Properties will be identified from the inventory that may be of interest to the public.
- Properties will be approved for surplus sale in advance.
- The private contractor will handle environmental and other clearances, appraisals, offers to previous owners, advertising, and bid process.
- Property Management Office will coordinate with the contractor to oversee the process.
Milestones in the Disposal Process

Application

10 Days

GDOT Approvals

20 Days

Appraisal

70 Days

Previous Owner

Waived Rights of First Refusal?

YES

Rejected

15 Days

NO

Monetary Offer

60 Days

Accepted

15 Days

Advertise for Sealed Bids

Accept High Bid

60 Days

Close Transaction MIN TIME 190 DAYS

10 Days

20 Days

70 Days

60 Days
## DISPOSAL ACCOMPLISHMENTS

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<th>FY 2011</th>
<th>FY 2012</th>
<th>FY 2013 YTD</th>
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<tr>
<td>Applications Received</td>
<td>33</td>
<td>103</td>
<td>56</td>
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<tr>
<td>Properties Disposed</td>
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<td>24</td>
<td>23</td>
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<td>Properties Under Lease</td>
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Surplus Property Disposal

QUESTIONS?