



Surplus Property Report for Property Utilization Committee

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Consulting Engineers**



GDOT Initiatives

- GIS Database Update
 - Completed the addition of Parcels Across the State (over 7000) to the database
 - Completed Enhancement of mapping
 - Available to public via GDOT website
- Reactive Disposal Program
 - GDOT staff of 3
 - Requests received on-line or by mail
- Pro-Active Disposal Program
 - Contract w/Vaughn & Melton for Surplus Property Disposal

FY2017 to date

- 47 Parcels Sold
- Proceeds from sales over \$4.79 million



HOME

ABOUT

PROPERTIES



PROPERTY 1



PROPERTY 2 - GET IN EARLY!



Welcome to the Georgia Department of Transportation's website for surplus property disposal. This site was designed to provide the public with simple instructions on how to purchase property that GDOT deems as surplus.

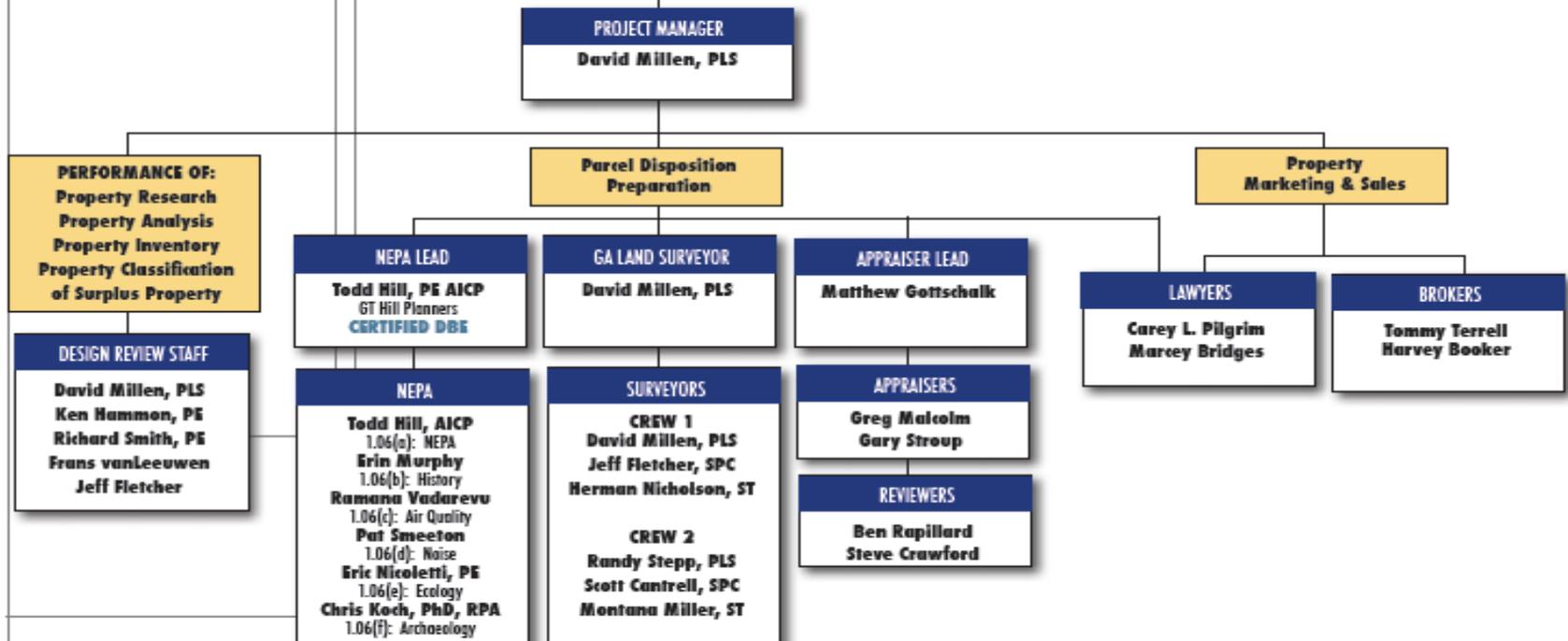
We have provided detailed information about what to expect during the purchase process, from inquiry to closing. All property auctions are open to the public and conducted by sealed bid. A deposit is required to bid on available property. All bids are valid for 60 days.

The Team



Team Organizational Chart

Statement of Qualifications
10.15.2015





The Contract

- Began work April 2016
- Current Contract expires February 24th, 2018
- Contract allows for 3 one year renewals at the discretion of GDOT.

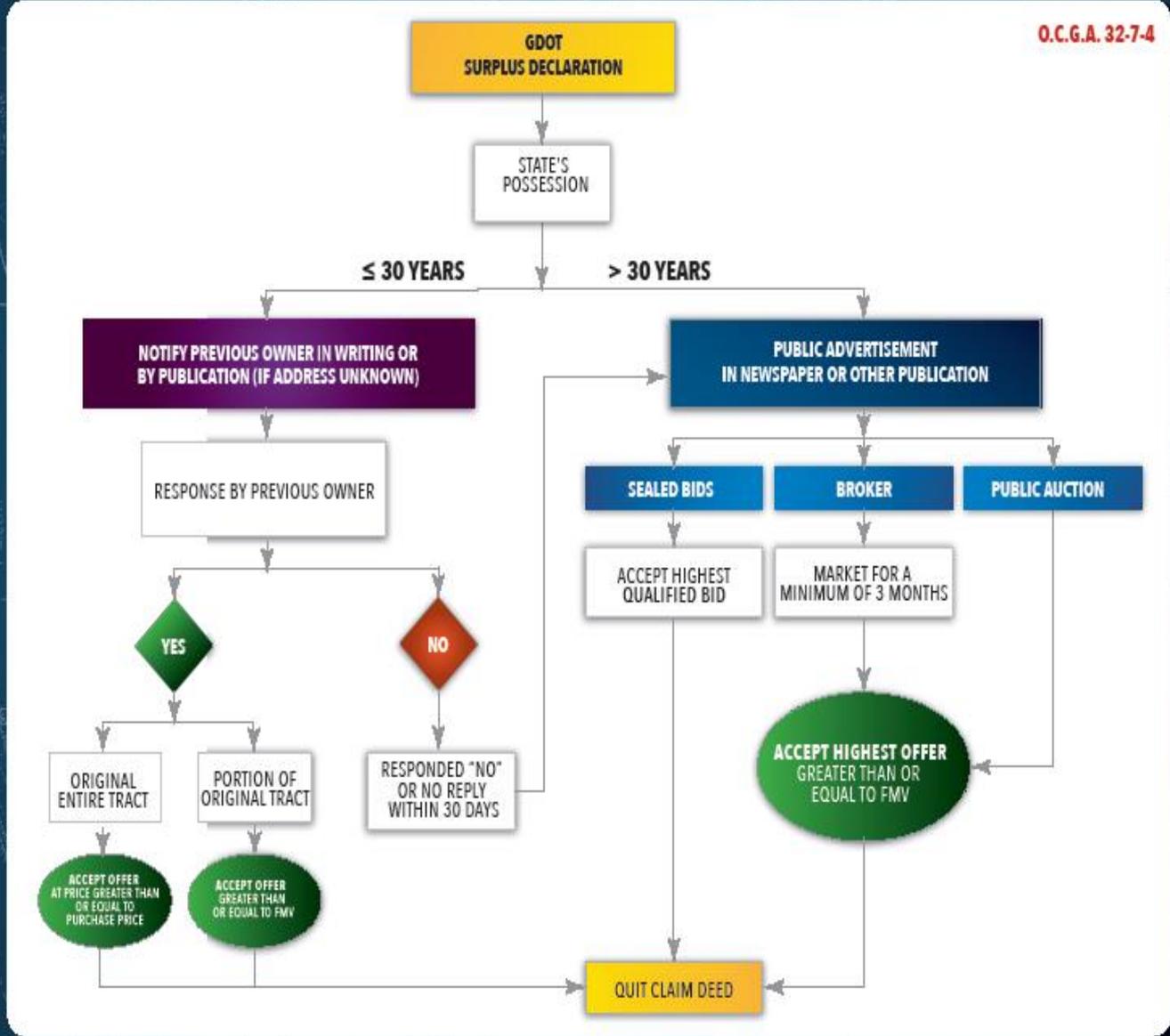


The Process

- Computer Vetting Parcels in Database
 - Computer vetted over 7000 parcels in Database
 - Eliminated 729 parcels within operational limits of the Interstate for consideration
 - Eliminated 1679 parcels consisting of 0.10 acres or less for consideration

The Process

- Vetted O.C.G.A. 32-7-4 for Surplus Property Disposal procedures
 - Created a flowchart to reveal recent changes in GA Code and rolled out the process for Surplus Property Disposal
 - V&M Team Attorneys reviewed the flowchart
 - GDOT Legal Office reviewed the flowchart





The Process

- Select parcels to Market
- Perform Site visit to each parcel
- Retrieve parcel data on each parcel & compile a notebook
- Submit parcels to the appropriate GDOT District and GO Road Design for their Review and possible approval

The Process

- Upon GDOT approvals of parcels without restrictions, procure :
 - Appraisals,
 - Appraisal Reviews,
 - Environmental Studies on parcels equal to or greater than 5 acres,
 - Title Reviews
- Revise parcels with restrictions by surveying and/or revising legal descriptions.



The Process

- Once Fair Market Value is determined and Title Review is Complete, Brokers decide the best Marketing strategy to dispose of the parcel.
 - Sealed Bid
 - Broker Marketing
 - Public Auction
- Prepare deed for GDOT Legal Office review
- Obtain the Commissioner's & the Treasurer's Signatures.
- Schedule and Hold a Closing.

Goals

- Average 175 days or less to process a parcel
- Average \$2 million of sales or more per quarter
- Average disposal of 20 parcels or more per quarter



Status

- Submitted parcels in **54** counties
- Visited **1138** parcels
- Received GDOT parcel approvals without restrictions **64**
- Received GDOT parcel approvals with restrictions **51**
- Restrictions include:
 - Retain portion of parcels for future proposed projects
 - Delay the release of a parcel until current construction project is complete
 - Access Issues



Status

- Authorized **67** Appraisals to date
- Fair Market Values range from **\$7500** to **\$3,315,000.00**
- Properties under Appraisal to date total over **\$10 million**



Marketing Website

- <https://www.gdotsurplusproperties.com/>

Questions

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