

SURPLUS PROPERTY UPDATE FOR PROPERTY UTILIZATION COMMITTEE

Troy Byers, State R/W Administrator

Katrina Anderson, Assistant State R/W Administrator

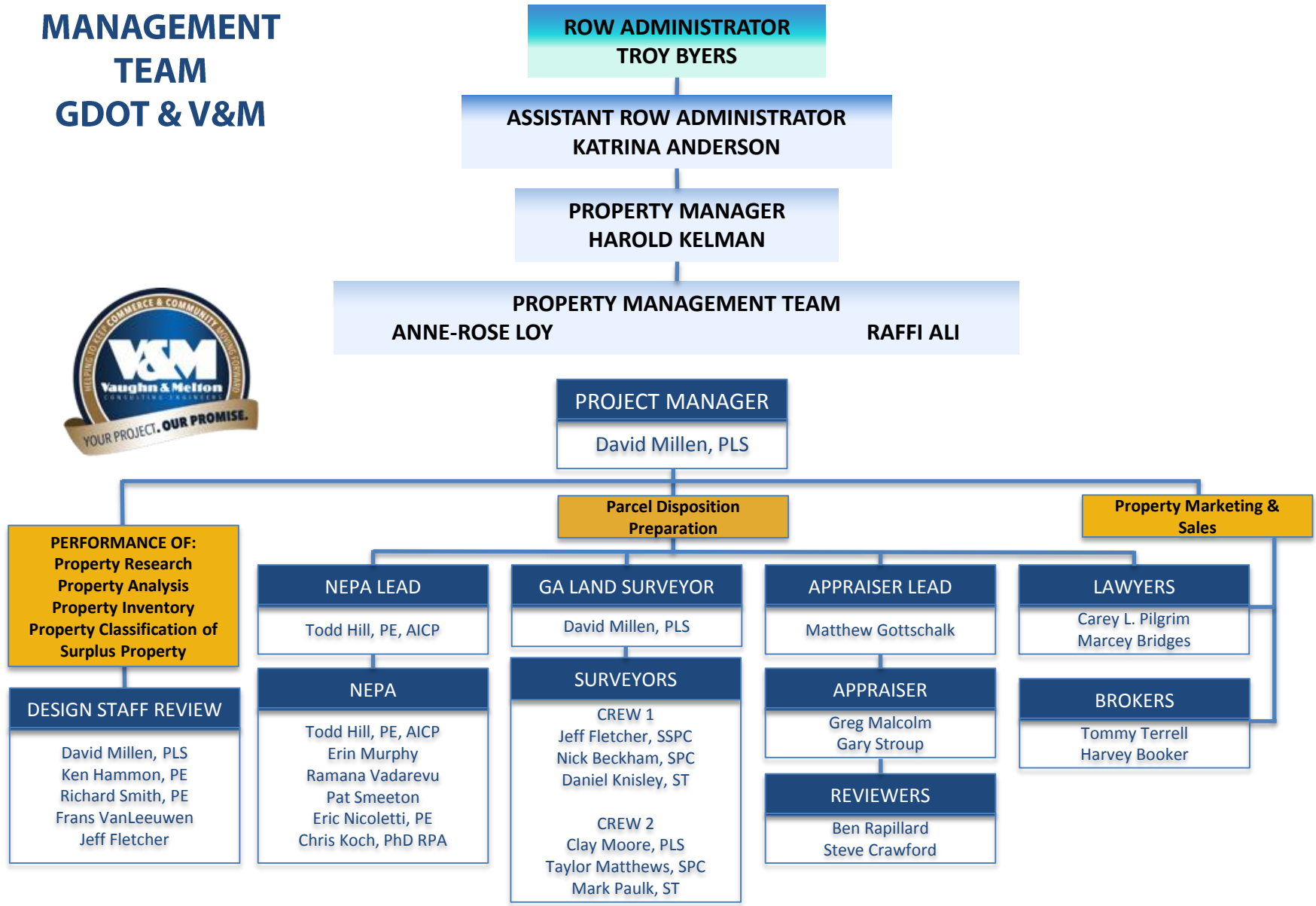
Harold Kelman, State Property Manager

**David Millen, Senior Project Manager, Vaughn & Melton
Consulting Engineers**

AGENDA

- Introduction & Organizational Structure
- Surplus Property Disposal Objectives
- Surplus Property Disposal Processes
- Policies, Procedures, Statutory Regulations
- Accomplishments
- Consultant Surplus Property Disposal Initiatives
- Surplus Property Sale and Lease Proceeds for Capital Improvement Program

PROPERTY MANAGEMENT TEAM GDOT & V&M



SURPLUS PROPERTY DISPOSAL OBJECTIVES

Generate funding from sales for the Department to apply toward our Capital Improvement Program

Place properties back on City/County property tax digests throughout the state to generate property tax revenue for the state and locals

Eliminate the maintenance burden of GDOT carrying so many properties (over 7,000 parcels statewide – many low-value uneconomic remnant parcels)

SURPLUS PROPERTY DISPOSAL PROCESSES

Two Primary Surplus Property Disposal
Methods:

SURPLUS PROPERTY DISPOSAL PROCESSES

(1) Receive Applications to Office of Right of Way:

- ✓ Property Reviews performed by District & G.O.
- ✓ Obtain an Estimate of Fair Market Value
- ✓ Send Letter of Offer to prior owner/or their successor in title
- ✓ OR Advertise/Receive Sealed bids when prior owner or successor in title doesn't want the property
- ✓ OR if GDOT owns property 30 years or more, skip step 3 above and Advertise/Receive Sealed Bids

SURPLUS PROPERTY DISPOSAL PROCESSES

(2) List Surplus Properties with R.E. Brokers

- ✓ through our Surplus Property Disposal Consultant (Vaughn & Melton)

POLICIES, PROCEDURES & STATUTORY REGULATIONS

GDOT Policy

- ✓ Right of Way Manual

Official Code of Georgia

- ✓ GA Code Title 32-7-4 (Sealed Bid/Broker/Auction)

Code of Federal Regulations

- ✓ CFR23 part 710.409

ACCOMPLISHMENTS

Revised State Code

- ✓ allows negotiations up to within 15% of the appraised fair market value on all disposal methods

Changed Appraisal Methodology

- ✓ allows appraisers more appraisal flexibility
- ✓ no longer requiring appraisers to primarily appraise with “across the fence” valuation approach

ACCOMPLISHMENTS CONTINUED

Changed Appraisal Procurement Processes

- ✓ now calculating estimates of value for parcels estimated to be worth under \$75,000, without acquiring formal appraisals
- ✓ saves time
- ✓ saves money
- ✓ can use Property Management staff
- ✓ can use Consultant Brokers Opinions

ACCOMPLISHMENTS CONTINUED

Using Property Management Company

- ✓ assists with more property disposal resources and initiatives

GIS Website

- ✓ many parcels listed for public view and public requests to purchase if desired

CONSULTANT DISPOSAL INITIATIVES

Vaughn and Melton - David Millen, PLS

CONSULTANT DISPOSAL INITIATIVES

- Vetting of Parcels in GDOT GIS System
- Review by District & General Office
- Approval or Denial
- Disposition
- Direct, General Marketing, and Sealed Bid Approaches

SURPLUS WEBSITE

Surplus Real Estate

GDOT Surplus Properties

Secure | <https://www.gdotsurplusproperties.com>



HOME

PROPERTIES

SEALED BID

FAQS

CONTACT

SIGN UP

DEKALB COUNTY
PM# 3364

Sterling Oaks
Apartment Homes

Chamblee Tucker Rd

Embry Cir

David Rd

Alton Rd

VIEW PARCEL INFORMATION

SURPLUS PROPERTY SALES / LEASES

Sales (FY 2018 to date)

- ✓ 18 Sales
- ✓ \$2,102,700
- ✓ Under Contract 13 parcels \$1,710,620

Leases (FY 2018 to date)

- ✓ 35 Properties
- ✓ Annual Rents: \$139,000.00

***All Sale and Lease Proceeds go toward assisting with funding our Capital Improvement Program**

MARKETING WEBSITE

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

Questions

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