

Surplus Property Disposal

Presentation to GDOT Board Committee

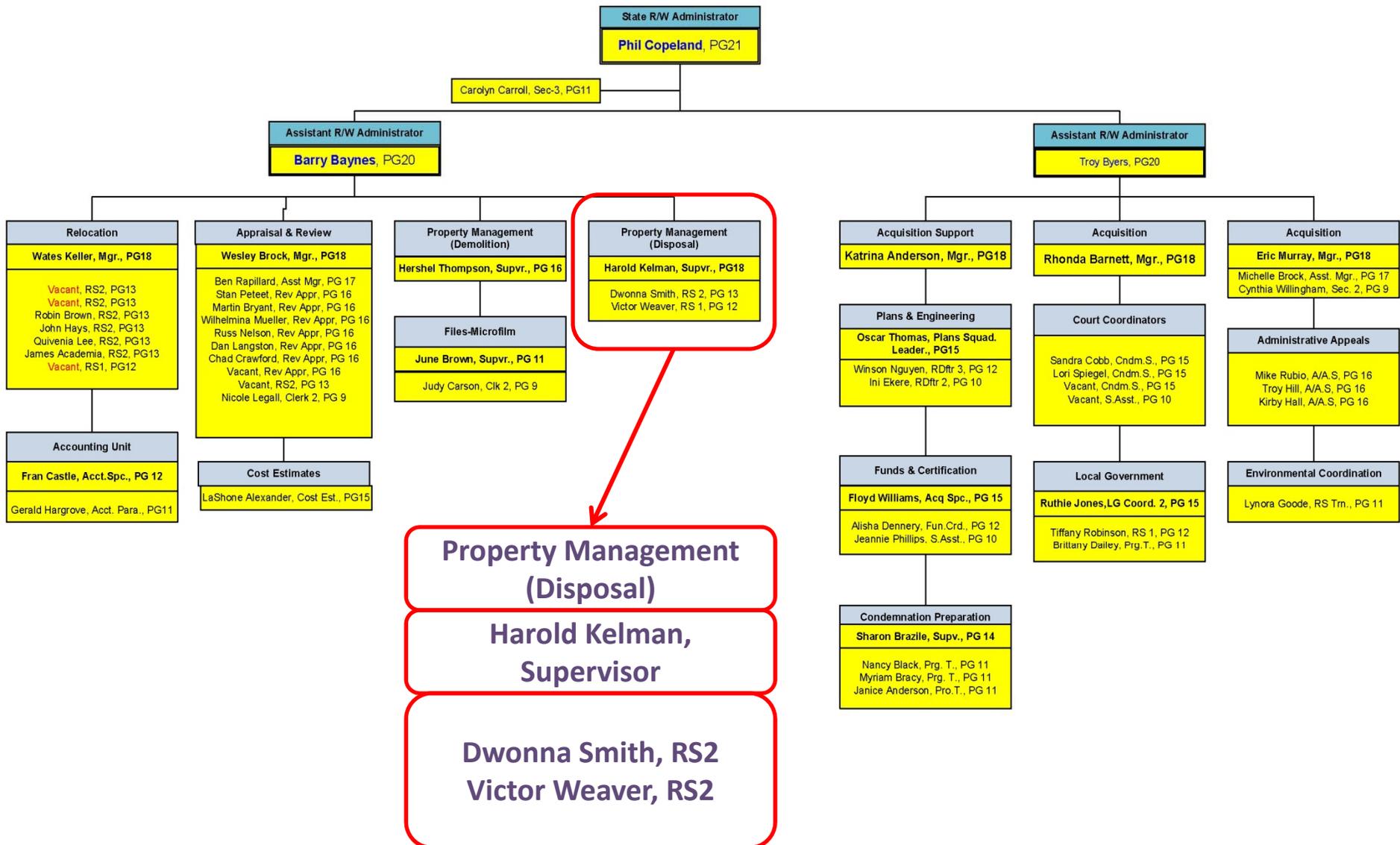
December 14, 2011



- 
- **Organizational Structure**
 - **Policies, Procedures, & Statutory Regulations**
 - **Historical Revenue – Sales and Leases**
 - **Current and Prior Initiatives**
 - **Different Right of Way Uses**
 - **Questions**

Office of Right Of Way

11/08/2011



How Do We Operate

- GDOT Policy
- Official Code of Georgia Annotated
- Code of Federal Regulation

Right of Way Manual



GDOT
Georgia Department of Transportation

Revised October 31, 2011

GDOT
Georgia Department of Transportation

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16 Property Management - Surplus Property and Disposal

16.1 General

Surplus Property and Disposal is under the Property Management Unit of the Right of Way Department supervised by the Assistant State Right of Way Administrator.

16.2 Purpose

The purpose of Surplus Property and Disposal is to ensure every effort is made to accommodate the requestors of surplus property applications by coordinating their request with the Department in a manner that conforms to Department Policy, and other Governing Codes (as stated in section 16.4M below).

16.3 Policy

It is the policy of this unit to represent the Department in a professional and consistent manner that assures the citizenry of the State that their applications are processed in a competent and efficient manner.

16.4 Procedures

A. Application Request for Disposal of Surplus Properties

When the Department declares a parcel surplus or when an applicant inquires about a parcel via telephone or letter the Right of Way Specialist will mail or email (applicant decides) a request letter and request form to the applicant. Applicant information is to be logged for tracking purposes. Application forms shall be mailed within one business day.

B. Application Request Received

1. When the application and supporting documents are received in the Property Inventory and Disposal Department the specialist will log them in and forward to the Property Inventory and Disposal Manager. Disposal actions are as follows:
 - a. Surplus request by application; or
 - b. Department declared surplus; or
 - c. Request to lease/rent; or
 - d. Request to convey to another agency; or
 - e. Transfer by Order of Commissioner; or
 - f. Request for Exchange of property

Milestones in the Disposal Process

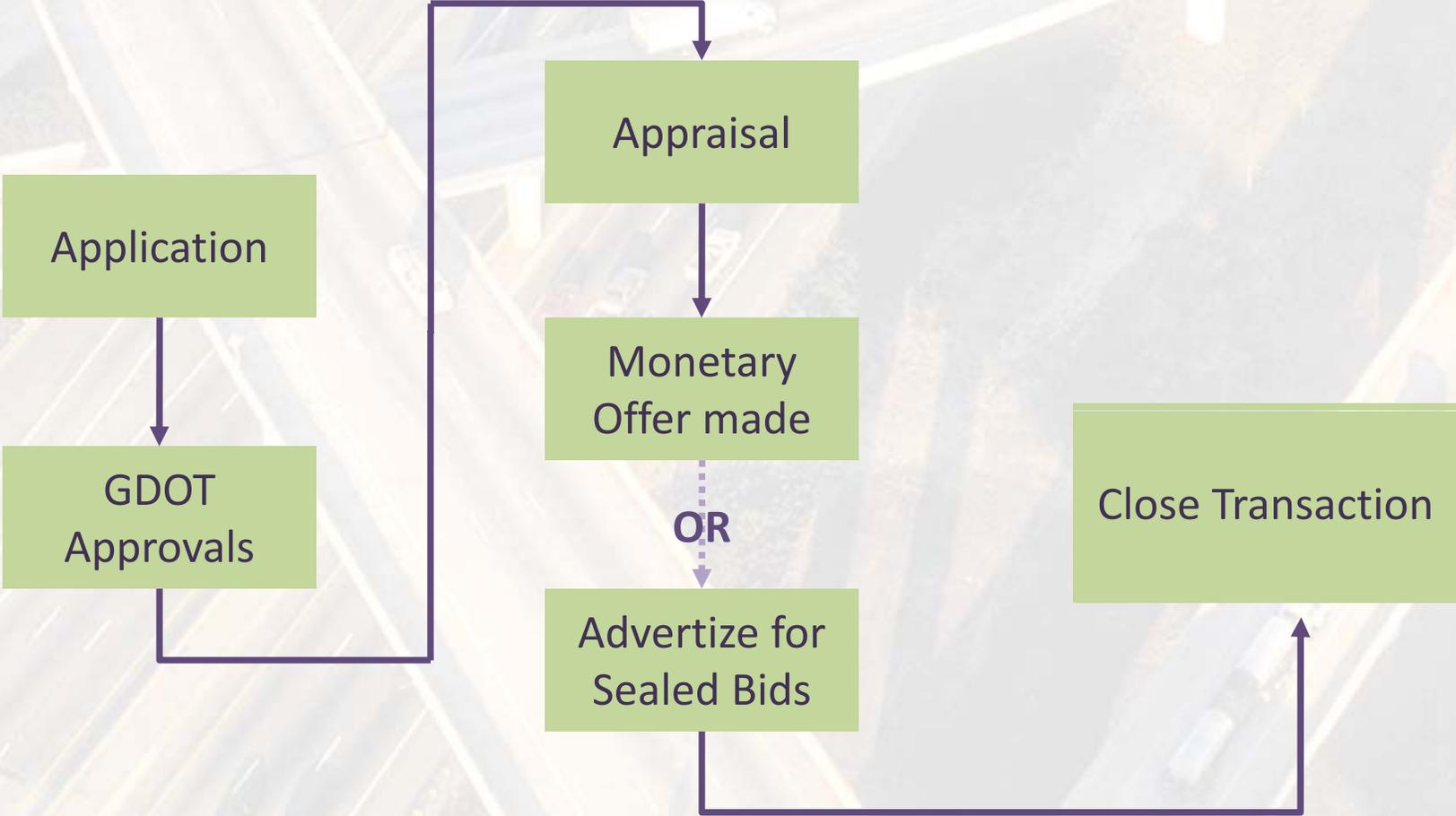




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Historical Revenue Data

Historical Data on Disposals

FY	Applications Received	Applications Approved	Applications Denied	Properties Sold	PO/SIT Purchased	Total Acreage	Total Sales
2004	112	63	49	10	4	0.72	\$187,777.00
2005	202	105	97	20	13	8.15	\$3,921,675.00
2006	206	130	76	31	17	30.48	\$1,786,898.00
2007	185	137	48	50	22	56.75	\$3,105,455.00
2008	179	135	44	38	19	27.69	\$1,332,955.00
2009	117	39	78	34	22	94.91	\$1,804,527.00
2010	90	47	43	32	24	16.85	\$1,272,955.00
2011	69	59	8	37	21	27.32	\$1,429,871.00
2012 FYTD	22	10	12	3	2	0.34	\$8,310.00
Totals	1160	715		255		263.21	\$14,850,423.00

Historical Data on Leases

Total	Government	Private	Yearly Revenue
47	22	25	\$223,046

- *Maximum of 49 Years*
- *Generally 5 year initial term with renewal options of 5 additional years*
- *Escalation clause, 3% - 5%*
- *State law requires a 30 day cancellation notice*

Real Property Disposal Acquired with Title 23 Funds

- The State must charge, at a minimum, current fair market value for the disposal of real property interests.
- The Federal share, from the disposal of excess property, should be considered State funds subject to the Federal condition that they must be used for activities eligible under Title 23.
- The Federal share of net income must be held in an appropriate state account. It does not have to be a unique account, as long as records are adequate to document ultimate use of the funds.

Basic example:

Right of Way was acquired for a project with NHS (80/20) funds with a total cost of \$5,000,000;
Two parcels were found to be in excess and no longer needed with a current FMV of \$1,000,000.

	Total	80%	20%
Sell Current FMV	1,000,000	800,000	200,000
Disposition cost	<u>30,000</u>	<u>24,000</u>	<u>6,000</u>
Net proceeds	970,000	776,000	194,000

The amount of \$776,000 must be used for Title 23 activities, and accounted for in an appropriate account.



Current and Prior Initiatives

Initiatives to Improve quality of Inventory

Phase 1 - 2007

Bartow	14	
Douglas	16	
Paulding	17	
47	Range of Value	\$4,090,810 to \$5,664,260

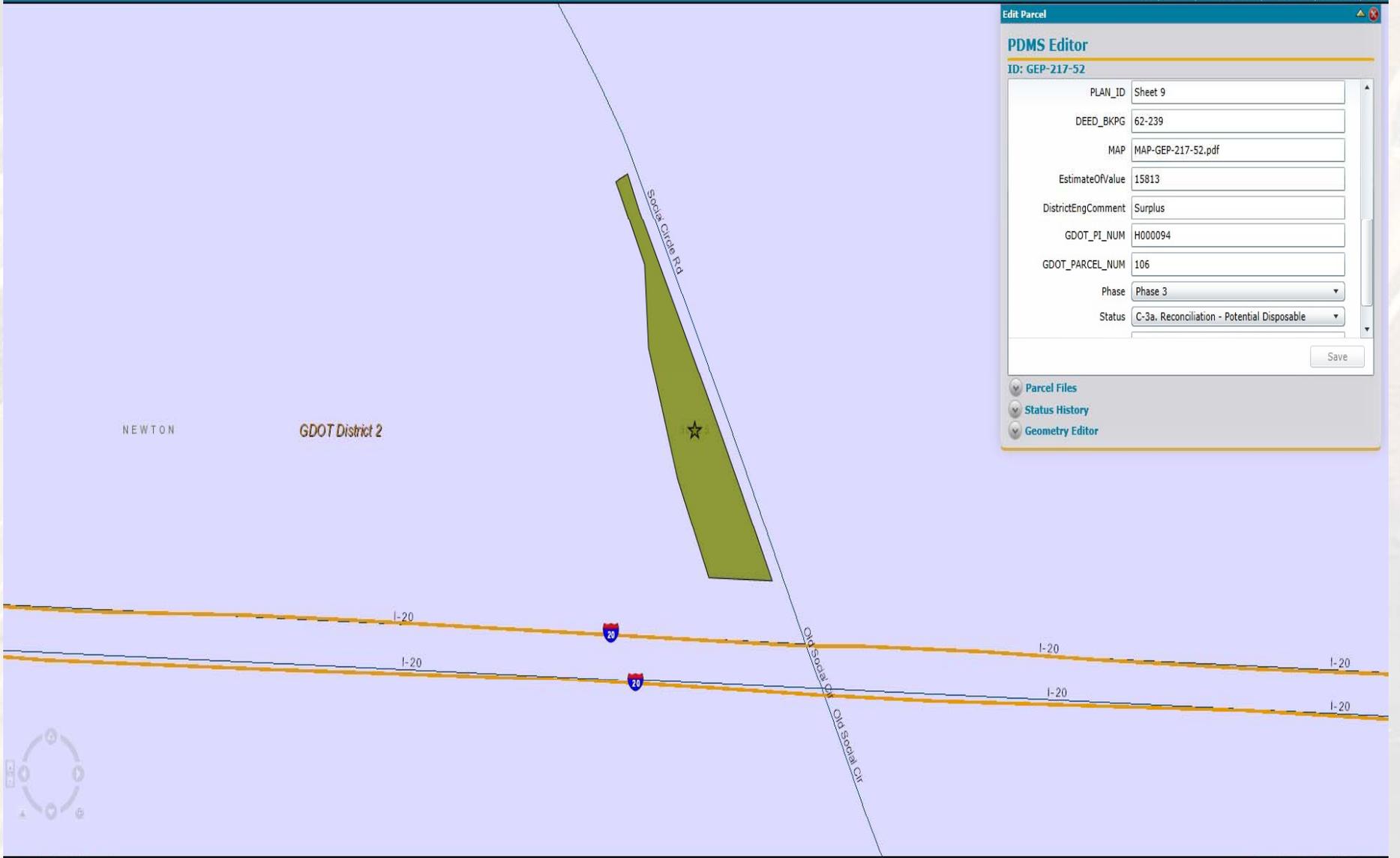
Phase 2 - 2009

Clayton	27	
Cobb	65	
DeKalb	33	
Gwinnett	46	
171	Range of Value	\$36,588,633 to \$49,898,675

Phase 3 - 2012

Barrow	Columbia	Fulton	Oconee
Bibb	Coweta	Glynn	Polk
Butts	Dawson	Hall	Richmond
Carroll	Effingham	Harris	Rockdale
Chatham	Fayette	Henry	Spalding
Cherokee	Floyd	Muscogee	Walton
Clarke	Forsyth	Newton	





Edit Parcel

PDMS Editor

ID: GEP-217-52

PLAN_ID	Sheet 9
DEED_BKPG	62-239
MAP	MAP-GEP-217-52.pdf
EstimateOfValue	15813
DistrictEngComment	Surplus
GDOT_PL_NUM	H000094
GDOT_PARCEL_NUM	106
Phase	Phase 3
Status	C-3a, Reconciliation - Potential Disposable

Save

- Parcel Files
- Status History
- Geometry Editor

Edit Parcel

PDMS Editor

ID: GEP-013-9

RESEARCH_ID	GEP-013-9
SHAPE_SOURCE	Sketched
PARCEL_NUM	
OWNER	Georgia DOT
TYPE	GDOT Needed Right of Way
LOCATION	Northeast of intersection of Loganville Hwy (GA Hwy 81) and University Pkwy (Hwy 316)
YEAR_ACQUIRED	Unknown
DEEDED_AC	1

Save

- Parcel Files
- Status History
- Geometry Editor

GDOT District 1
30620
BARROW

GEP-013-9
Status: D-2
Phase: 3
Deed Size (ac): 1
Owner: Georgia DOT
Aquired: Unknown





Policy Procedure Enhancement and Inventory Disposal Initiative

NTP - March 28, 2011. Completion October 1, 2012

Current Initiative to Dispose of Inventory

GEP-015-28	Bartow	NE of Friction Dr. SW on Rockmart Hwy (next to GEP-BC 27)	\$20,600.00	\$30,900.00
GEP-015-29	Bartow	NE of Friction Dr. SW on Rockmart Hwy (next to GEP-BC 28)	\$9,600.00	\$14,400.00
GEP-067-087	Cobb	Northeast corner of intersection at CH James Pkwy (SR 6) and Hill Rd, extends north	\$342,312.00	\$470,679.00
GEP-067-140	Cobb	South side of Delk Rd (SR 280) east of Cobb Pkwy (SR 3)	\$402,354.00	\$469,413.00
GEP-089-626	Dekalb	North side of Covington Hwy (SR 12) between Cagle St and Swift St, north of I-20	\$252,000.00	\$283,500.00
GEP-089-628	Dekalb	North side of Covington Hwy (SR 12) just west of Swift St, north of I-21	\$584,000.00	\$657,000.00
GEP-089-753	Dekalb	Northeast corner of intersection at Chamblee-Tucker Rd and Catalina Dr (#1)	\$25,500.00	\$38,250.00
GEP-089-754	Dekalb	North side of Chamblee-Tucker Rd just east of Catalina Dr (#2) 2234 Chamblee-Tucker Rd	\$40,500.00	\$60,750.00
GEP-089-770	Dekalb	North side of Chamblee-Tucker Rd. west of Barkside Ct	\$67,900.00	\$87,300.00
GEP-097-57	Douglas	South of Hwy 78 on South Burnt Hickory Rd.	\$0.00	\$0.00
GEP-223-12	Paulding	At intersection of SR 92 and US 278	\$123,900.00	\$159,300.00
GEP-223-125	Paulding	At intersection of Atlanta Hwy (SR6) and Jimmy Lee Smith Pkwy (US 278)	\$270,000.00	\$315,000.00

\$2,138,666.00 \$2,586,492.00



Different Right of Way Uses

Considerations and Actual Uses

Other States

- Mineral Rights
- Solar Panels
- Electrical Re-Charging Stations for Electric Cars
- Cell Towers
- Oil and Gas Rights
- Fiber Optics
- Parking
- Public Play Areas
- Carbon Credits

GDOT Current Uses

- Parking
- Signs (on and off premise)
- Farming
- Single Family Homes
- Commercial Buildings
- Recreational
- Wireless Infrastructure (RFP)
- Timber Harvest
- Railroad Corridor (Intermodal)



Questions ?