GEORGIA DEPARTMENT OF ECONOMIC DEVELOPMENT
BOARD OF DIRECTORS MEETING MINUTES

Metro Atlanta Chamber of Commerce
191 Peachtree Street NE, Suite 3400
Atlanta, Georgia 30303

Wednesday, February 23, 2022 | 2:00 pm

Compiled by:
Commissioner’s Office
Georgia Department of Economic Development
75 Fifth Street N.W., Suite 1200
Atlanta, Georgia 30308
Phone: 404.962.4003  Fax: 404.962.4009
Pursuant to notice duly given, the Board of Directors of the Georgia Department of Economic Development met on February 23, 2022 in Atlanta, Georgia.

Attending Board Members

1. Mark Bassford
2. David Belle Isle
3. Scott Blackstock
4. Cassius Butts
5. Jake Carter
6. Dennis Chastain
7. Jaclyn Dixon Ford
8. Drew Ellenburg
9. Randy Hatcher
10. Allen Hodges
11. Julie Hunt
12. Eric Johnson
13. Garnett Johnson
14. Jay Neely
15. Mulham Shbeib
16. Marisa Simpson
17. Steve Syfan
18. Mat Swift
19. Jay Wells
20. June Wood

Attending Board Advisors

1. Kevin Shea
2. Lisa Smith

Chairman Jay Neely called the GDEcD Board Meeting to order at 2:00 pm.

Chairman Neely called for a vote to approve the November 2021 Meeting Minutes. Julie Hunt called for the motion; Steve Syfan seconded; minutes were approved unanimously.

Chairman Neely called on Andrew Capezzuto, Chief Administrative Officer and General Counsel – GDEcD, to explain the GWCC Easement Resolution and call for a vote. Scott Blackstock called for the motion; Steve Syfan seconded; the resolution was approved unanimously.

Chairman Neely called on David Nuckolls, Executive Director of the Center of Innovation - GDEcD, to introduce the Center of Innovation Panelists and to present an overview of the COI.

Moderator: David Nuckolls, Executive Director
Chris Chammoun, AgTech
Costas Simoglou, Energy Technology
Glen Whitley, IT (virtual)
Sandy Lake, Logistics (virtual)
John Morehouse, Manufacturing
Georgia Department of Economic Development

David explained that the Center of Innovation is a unique team who represent six different industries and asked each panelist to explain what their team does:

- Chris Chammoun - COI AgTech
A large industry in Georgia with a $70-80 billion impact per year
- It is traditional agriculture that has technology applied
- The technology sector includes things such as crop and soil sensors, controlled environment agriculture, food processing systems, etc.

**John Morehouse - COI Manufacturing**
- With over 400 thousand employees, manufacturing is responsible for 9% of the workforce in Georgia
- There were 11,000+ establishments with a $61 billion impact in 2019
- Between 2008-2018 there has been a 40% increase in growth
  - Poultry processing is the largest in food manufacturing
  - Aerospace is 2nd largest
  - Textile is 3rd
- The manufacturing team works with entrepreneurs up to large companies

**Costas Simoglou - COI Energy Technology**
- When we started 10 years ago State spent more than $30 B to purchase coal, natural gas, and transportation fuels.
- Focused on attracting investment based on our ‘unfair advantage’, Sun and Trees
- Solar industry in Georgia is in top 10 in the country, employs more than 5,000 Georgians and contributes more than $5 B.
- The wood pellet industry contributes more than $3 B.
- Helped start two living laboratories, The Ray in West point-Lagrange and the Curiosity Lab Peachtree Corners to test, validate and demonstrate technologies in the areas of transportation, energy and the environment. A unique to Georgia Public, Private, Philanthropic Partnership (P4)
- With more than 57,000 EVs, Georgia is ranked #4 in the country
- With 3,800 EV chargers, Georgia is ranked #2 in the Southeast

**Glen Whitley – COI IT**
- Large in Georgia and adding employers year after year
- 12th highest tech employer in the country
- 5th in the nation in innovation
- Cybersecurity
- FinTech is a strength in Georgia
- Digital Health and health technology especially during the pandemic
- IT/Creative Media (film, digital gaming, e-sports)

**Sandy Lake - COI Logistics**
- Transportation
- Distribution
- Warehousing
- 15,000+ establishments
- 181,000+ employees (increase 39%)
- Highest years during the pandemic
- Occupations
  - Air
  - Tech sectors
Focus on logistics

David: Ecosystem Development – how do you look for ways to grow companies?

- Chris Chammoun – AgTech
  - We have four focus areas in Agriculture/AgTech
    - Precision agriculture - integrated soil sensors, drones
    - Controlled environment ag – greenhouse warehousing (2017 Pure Flavor in Peach County) year round fresh greens
    - Food production innovation – more shelf life for products (powdered peanut butter, etc.)
    - Foody systems technology innovation – poultry = 39 million pounds a day – growing side and manufacturing side. “Poultry feeds the world” largest export is out of Savannah

- Costas Simoglou – Energy Technology
  - “George Jetson Technology”
  - Had to prove it would work
  - We work with Georgia Tech, UGA, etc.
  - The Ray - Beautify 18 miles of expressway in West Point with flowers – EV chargers
  - Wireless systems are very successful
  - KIA sensor testing

- Sandy Lake – Logistics
  - Atlanta (1) and Savannah (2) are the largest hubs in logistics and the most active
  - There are day-to-day company issues and crises that we are involved in
  - Supply chain technology (digitalization) during the pandemic brought the need to the forefront
  - Technology service providers help companies connect and work on their business
  - We help problem holders get connected with problem solvers
  - The University System helps with research and to look to the future

- Glen Whitley – IT
  - Expanded last year to Augusta University with a shared position at the Georgia Cyber Center
  - Biomed and medical in Augusta
  - Cluster of research
    - Federal expertise – Fort Gordon
    - Federal, state, local
  - IT Team provides support for state’s Creative technology industry - A new sector in COI
  - Georgia and the nation had seen a huge rise in eSports and location-based events
  - Information tools – asking the community what it wants to do – partners with COI

- John Morehouse – Manufacturing
Mature industries
- Grow organically – create new entrepreneurs and help existing with efficiency
- Client Example: Artist problem with reference art
  - We help companies research their novel product ideas to see if there is a market
  - Find out needs
  - Help get product out, get customer base, work with designers
- Rocket wrench – magnetic clutch
  - 200,000 made in China that are sold on trucks to help mechanics
  - Can we make in Georgia? Can we finish in Georgia?
  - Find a designer to make the components
- Rayonier Advanced Materials
  - Waste stream bio product - prebiotic feeds the beneficial bacteria in intestines
  - Convert and sell to chicken producers – buy antibiotic free chicks
  - Partnered with UGA to study product in chickens and found no negative effects in the health of the chickens – in fact they found that they had better health
  - Status: 2nd stage testing direct with the companies and universities

- Chris & Costas worked together to help a company who was interested in growing mushrooms
  - They needed a controlled environment where the mushrooms could be grown without chemicals and pesticides
  - Was not currently grown in the US – other countries only
  - Research revealed that the mushrooms could be grown in Georgia
  - Upcoming technology was brought in
  - A grant was received to help grow mushrooms and new varieties in the US and increase the yield
  - Partner was found in Elijay
  - Before the growing logs could only be made in Asia but during the pandemic there were issues with logistics
  - COI team brainstormed all the things we need to make the logs in Georgia
    - WE HAVE what we need through ag waste products
      - Cotton gin waste
      - Peanut hulls
  - We now have the machine that we need to make the logs in Elijay and do not need to import from Asia
  - We have control now over the products and tools to make

- Sandy Lake – Logistics
  - Supply chain
  - Companies with issues/bottlenecks
  - China to West Coast problems
  - We need to educate on the benefits of our port over the West Coast port
- Longer on the water but more efficient because there is not a bottleneck
- 250 miles closer inland
- Now 100% ship through Georgia – “Peace of mind” asset – products must be at the right place at the right time
  - Truck driver shortage
    - Relaunch the commercial driver work group with the technical colleges
    - Ways to increase the opportunity with more talent in the pipeline
    - There was a surge on drivers during the pandemic
    - eFulfillment to help upgrade the manual process
    - Pilot project – electric mobility/remote driver
  - Better way to do things
  - PPE
  - More warehouse space

**UPCOMING EVENTS**
- AgTech Summit in Tifton is the first one where industry, academia, and government work together
  - Investment panel
  - Roundtable on how to build on AgTech in Georgia
- Logistics Summit in Macon
  - Cross pollinate industry innovation ideas
  - Networking opportunities
  - Talent – college and technical colleges – attract and connect with talent now
  - Vision supply change digitalization

David: How do the COI teams provide support to the Global Commerce team?

- Chris Chammoun – AgTech
  - Companies from outside of Georgia or Georgia companies that are looking to expand that have regional issues with the department of Agriculture
  - Trade – connect with Mary
- Costas Simoglou – Energy Technology
  - List of recycling companies (app on where the recycling companies are and what they recycle)
- John Morehouse – Manufacturing
  - Added knowledge that we bring to the partnership
  - Help finding suppliers
- Glen Whitley – IT
  - Connections and help with expertise
  - Fiber networks, etc.
  - Opportunities
  - Feed projects back up to global commerce – connections
- Sandy Lake – Logistics
  - Show the great advantage Georgia has
  - Freight transportation analysis – high level pricing – cost and time
Choose state locations
- Negotiate with services
- Plug them into network of service providers
- Short list their specific requirements
- Point in the right direction

Next, Chairman Neely called on our host, **Katie Kirkpatrick, President & CEO, Metro Atlanta Chamber**, to welcome the board. Katie took on the role of president and CEO of the Metro Atlanta Chamber in June 2020. They are a privately funded economic development organization that supports 29 counties. Prospect visits include discussions on Why Georgia and Why Atlanta. They are one of GDEcD’s partners.

Chairman Neely called on **David Nuckolls** to introduce the panelists and moderate the COI Company Spotlights Panel.

**Moderated by:** David Nuckolls, Executive Director

**Craig Green, CTO and VP of Engineering**

Carbice

**John Morehouse, Director, Manufacturing**

Georgia Department of Economic Development

**David Bergmann, President**

NAECO

**Costas Simoglou, Director, Energy Technology**

Georgia Department of Economic Development

**Craig Green – Carbice & John Morehouse – COI/Manufacturing**

Craig started by telling the board about Carbice. They are a thermal material supplier that turns the material into products. They came to the COI Manufacturing team with several things that they needed assistance with:

- Technology production development to scale
- Develop business model
- Safety side – materials evaluation adapt to manufacturer
- Manufactured material needed EPA clearance
- Conditions to manufacture
- Research to business situation
- Data set developed – explain to customer

John Morehouse and the COI Manufacturing team helped in the following ways:

- We built data relationships
- Start-up idea that needed to scale
- Product manufacturing and safety
- No customer base
- Customer needs to scale
- Get them to the next stage
Partnerships, relationships, resources
Expertise
Blueprint to help scale to higher levels of manufacturing

Craig stated that the COI Manufacturing team helped them with:
- Tremendous growth
- Validate business model and technology
- Customer validation

David Bergmann, President – NAECO + Costas Simoglou – Energy Technology

David – NAECO is a 22-year-old company founded in Peachtree City, Georgia. They are a technology company that started as commercial. They pivoted to R&D innovation. Their biggest customer is aerospace and they manufacture electrical materials.

Current challenges
- Small – only 40 employees – hard to leverage
- Research and development is expensive
- Innovation consumes their resources

Costas and the COI Energy Team:
- We helped with connections
- Material testing (Georgia Tech)
- Electronic components/energy storage
- Research – company in Spain – testing; company here – research

David also stated the following about their work with the COI Energy team
- Costas knew who to talk to and what to do
- The COI bridged the gap
- Close relationships
- Found talent (research, interns)
- Expertise connection at Georgia Tech
- Outside our own resources – connectivity
- A special project – scientific research proposal – Department of Energy
- We had a gap that needed to be filled and the COI had the best people to fill the gap
- The COI got us an audience – they connected the dots

Costas stated the following about the COI Energy team
- We have a very unique alliance/partnership
- The Department of Energy doesn’t see these types of partnerships normally
- Small business brings resources and people to the table and there is less worry and less risk

John Morehouse – COI Manufacturing
• We pull the right team together and provide connections
• Navigate the middle over the bridge

David Nuckolls stated that the COI team:
• Peel back the layers to find the challenge and connect the right people
• All businesses have challenges – we have to figure out the right ways to solve them

David Bergmann
• The Department of Energy values the local and state support
• There are really nice outcomes
• Odds are good for good economic outcomes

Craig Green
• Flexibility from the first meeting
• We told them what was important to us
• They make sure that we are attacking the right things

Next, Chairman Neely called on Joshua Stephens, Director, Policy & Governmental Affairs - GDEcD, for a legislative update.

Joshua introduced State Representatives Robert Pruitt and Matthew Gambill from the House Economic Development Committee who were in the audience for today’s meeting and thanked them for joining us.

Current Schedule
• Crossover Day, which is Day 28, is currently slated for Tuesday, March 15
• Sine Die is currently slated for Monday, April 4

Budget
• Since we are in the middle of the budget/appropriations process with both the AFY22 and FY23, I’ll keep my commentary fairly limited – but hit the highlights

1. HB910/AFY22, which ends June 30, 2022: Currently in the Senate Appropriations Process
   • Governor recommendation; Overall (nearly $30B in state funds; $58.4B in total)
   • Recommended $5k pay increase for eligible state employees; recruitment and retention
2. HB 911/FY23, which begins on July 1, 2022: Currently in the early stages of the House Appropriations Process
   • Overall ($30.2B in state funds; $57.7B total funds)
   • Recommended $5K Cost of living adjustment for eligible state employees
   • Increased funds to allow eligible state employees to withdraw up to 40hrs of annual leave annually
Increases to the employer match in the 401k retirement savings

Bills/Issues – Tracking
- Total House Bills and House Resolutions: 1428 + 840 = Over 2200 pieces of legislation in the House (including last year stats)
- Total Senate Bills and Senate Resolutions: 550 + 554 = Over 1100 pieces of legislation in the Senate (including last year stats)
  - One of the reasons for the higher count of bills at this point is the redistricting/reapportionment process that everyone has heard/read about, which occurs every 10 years following the release of certain US Census data
  - Pending judicial approval, there will be new maps applicable to the state house/senate, most every county and city’s commission, council, boards of education, etc. have had to reapportion or change their districts to account for population changes, and this is through the local legislation process – which has created a lot of Senate Bills and House Bills as well.

Ancillary
- While it’s a little early in the process to have much commentary on bills that are pending, we are tracking around 82 particular issues/bills at the moment which encompass many direct/indirect impacts on our agency/activities
- Budget, development authorities, tax incentives, international relations, Film/entertainment industry – as well as business and industry relations in general, EV charging deployment, department operations, just to name a few

A little Humor in the process as well
- HB 1002; Designating the Opossum as the State Marsupial

There is still a long way to go before the dust settles, but we work alongside the Governor’s office and many other industry partners to stay informed and ready as the legislative process moves along.

Chairman Neely called on Andrew Capezzuto, Chief Administrative Office and General Counsel – GDEcD, to present the Commissioner’s Report.

Andrew explained that he is filling in for Commissioner Wilson.

He asked me to express how very sorry he is that he couldn’t be here with you today, but he’s involved with an important project we’re working on for the state.

We also want to thank our outstanding partners at the Metro Atlanta Chamber, who are being such wonderful hosts for us today. Prospects, small businesses, and all who meet here are always impressed with this office space, and by MAC President Katie Kirkpatrick and her dedicated team who put it to use each day.
The first big item we wanted to touch on since our last meeting: We announced the Rivian project.

- This is an exciting time for the state – it brings together a lot of the focus we’ve been putting on preparing for the electrification of the automotive industry and the 55,000 jobs that accompany it.
- This project is a $5 billion, 7,500-job project, which will lead to generational change.
- From the beginning, we targeted Rivian as the right fit for Georgia, a company that believes in preserving the natural world for generations to come.
- This is probably the most environmentally friendly company we’ve ever worked with, and they are taking extreme care in their site plans to go over and above on requirements.
- Throughout the process, Rivian has continued to show their willingness to listen and maximize environmental protection, going above and beyond the multiple permitting requirements under the law.
- We’ve seen first-hand the positive impact they have made on their chosen community at their first manufacturing site in Normal, Illinois, and how Rivian’s core mission is to prioritize environmental stewardship in all aspects of its company, including its manufacturing processes.
- We want to build similarly strong partnerships here, and that means making sure the public is involved as site plans are developed.
- So, taking a similar approach as we have in other significant projects, such as Kia Georgia in West Point, the state is going to be working closely with all parties moving forward to maximize the benefits of such a generational project.
- Yesterday, we and the Joint Development Authority (JDA) of Jasper, Morgan, Newton, and Walton counties, announced that the Department of Economic Development is establishing a consolidated approach for environmental compliance, public input, and community benefit.
- This approach will consolidate processes from three separate jurisdictions, which have three unique sets of ordinances and regulations into a single forum which will allow for unified input and feedback regarding this important project.
- We are excited to collaborate with local leaders to build out a robust process and structure for these advisory committees to give area residents a voice as plans develop.
- We will continuously work with our city and county governments to ensure that every concern is heard and every question answered.
- The State of Georgia has also agreed to ensure that this project follows locally required standards pertaining to water quality, groundwater recharge, and runoff and all local environmental ordinances. This commitment will be made legally binding as we move forward through the overarching agreement entered into by the State of Georgia, the JDA, and Rivian.
- Rivian will become part of the fabric of the communities it touches. Its positive and far-reaching effects for schools, small businesses, landowners and residents, hospitals, civic organizations, and beyond will transform the region for generations to come. Alongside Rivian and our community partners – we are excited to start this adventure.
Department updates

- I hope you’ve had time to review the quarterly board book.
- Our team is always ready to answer questions and hear feedback.
- Additionally, our COO Brittany Young is now serving as our Acting Deputy Commissioner of Global Commerce as our former Deputy Commissioner, Scott McMurray, is serving our state as Assistant Commissioner at Georgia Quick Start.

Tourism/Explore Georgia

- 2022 Official State Travel Guide
  - Explore Georgia has released the 2022 Official State Travel Guide, which is available for you here today.
  - Informed by traveler sentiment and key trends from Explore Georgia’s website and social media channels, the guide tells the story of what Georgia travelers are interested in, with trip ideas for exploration throughout the state.
  - The guide’s cover features Atlanta, which was recognized in National Geographic’s “Best of the World” and Lonely Planet’s “Best in Travel” for 2022.
  - And like cities around the world, Atlanta’s tourism recovery would benefit greatly from more domestic leisure visitors this year as conventions and international travel are expected to be slower to return.

- Opening New Markets for Georgia:
  - Given the importance of the return of conventions and international visitors, Explore Georgia is investing in international and convention marketing in partnership with the state’s travel industry.
  - For the first time ever, Explore Georgia is leading a comprehensive, statewide presence at the two annual trade shows that represent the largest drivers of international and convention business, respectively, leveraging the combined efforts of the state, Atlanta and Savannah to maximize ROI at these shows.
  - At the same time, this makes it possible for other destinations across the state to engage in these markets and together bring destinations from all corners of Georgia to life for international travel buyers and convention meeting planners.

More National Recognition for Explore Georgia’s Consumer Marketing

- We’re also proud that already this year, just weeks into 2022, Explore Georgia has won top billing in the Branded Content Site category for ExploreGeorgia.org in PR Daily’s Content Marketing Awards
- And ranked in the Top 10 category of the Top 100 Branded Content Partnerships for its work with Travel + Leisure.
Center of Innovation

The Georgia Center of Innovation continues their work as part of our holistic approach to economic development.

- Two big events coming up include the **AgTech Summit on March 2** in Tifton, where we’re proud to have Governor Kemp opening the event!
- Co-hosted with the Georgia Research Alliance, this day-long series of meetings will bring together industry, academia, and government, who will present on current research, discuss the current state of the AgTech industry, and plan for the future of the industry in Georgia.
- We’re also looking forward to our annual **Logistics Summit** in Macon on March 16!
- This event will return to an in-person format, and there’s not a more timely moment, considering our topics range from workforce to digitalization of the supply chain.
- We’re still accepting registrations at: [GA Logistics Summit](www.galogisticssummit.com).

Film

In film – we’re thrilled to note that Georgia-lensed “Spider-Man: No Way Home” has now become the third-highest-grossing domestic film of all time, after passing another Georgia-lensed feature, “Black Panther.”

- In fact, **4 out of the 6 highest-grossing domestic films OF ALL TIME**—were shot in Georgia.
- And – stage space continues to grow here.
- In November, **Athena Studios** broke ground on their stage in Athens, where they are working with the University of Georgia and Georgia Film Academy.
- In Stone Mountain, former Third Rail developers are building a new gold LEED-certified soundstage complex, **Electric Owl**. Phase 1 of Electric Owl will host six sound stages across 300,000 square feet and 17 acres.

Georgia Council for the Arts

- Georgia Council for the Arts continues to work furiously on grants – with more grant funding awarded last year than ever since becoming part of GDEcD.
- We have another opportunity underway: the FY23 Arts Education Program grant application deadline is Friday, March 4, at 11:59 p.m.
- The Arts Education Program grant funds school and community arts education programs that serve Georgia’s K-12 students between July 1, 2022, and June 30, 2023.
- We also supported Governor Kemp’s announcement two weeks ago that 10 organizations and individuals in the state were honored with the Governor’s Awards for the Arts & Humanities!
• This is a diverse group that represents all kinds of arts communities in the state.
• It was particularly exciting to have an article focused on the award earned by Dad’s Garage Theater’s included in the industry publication “Broadway World,” with an interview included from their team as part of coverage after the announcement.
• We congratulate these winners, who received a handmade Sweetgrass basket from one of last year’s winners.

Global Commerce

Just last week, Gov. Kemp announced record-breaking job creation in the first half of 2022.

• Between July 1 – December 31, our Global Commerce division supported:
  • Nearly 24,400 new jobs
  • $9.8 billion investment
  • Through 160 projects in every region of the state

• It’s a 52% increase in jobs compared to the first 6 months of the previous fiscal year.
• Metro Atlanta accounted for 40% of jobs created.
• Areas outside metro Atlanta accounted for 78% of investments.

• Key industry sectors include automotive, advanced manufacturing, logistics and distribution, and data centers.
• For perspective, in the entirety of FY19, GDEcD’s Global Commerce division supported the creation of 28,960 new jobs and more than $7.4 billion in investment (332 projects).

International Trade

Last week, Governor Kemp also announced Georgia’s 2021 Trade Report.

• Georgia achieved another record-setting year with total trade reaching more than $166 billion across 223 countries and territories.
• This is 20% growth from the previous year, and 16% higher than the record in 2019.
• At $42.36 billion, Georgia set a record for exports too – a 9% increase.
• We are so proud of our trade representatives in 12 global markets.
• In 2021, nearly 60% of bilateral trade and 52% of exports involved markets where Georgia maintains full-time representation.

Marketing, Communications, & International Engagement

• Speaking of Trade, the Marketing, Communications, and International Engagement team reached out to Georgia exporters with a marketing campaign promoting our Department’s International Trade services.
The campaign focuses on the Go Global Georgia export assistance grants, and features an animated video created for the initiative. It carefully breaks down what companies and activities are eligible to receive federal funding for export activities.

- Well-received by its audience of Georgia companies seeking new sales markets overseas, the program provides financial assistance to support eligible small business exporters.
- That campaign garnered 1.5 million impressions in Q2.
- We also published our annual Year in Review – which is at each of your seats.
- Divided by region, it provides brief highlights from different areas of the department for accessible snapshots of support for Georgia’s businesses and communities.
- And, we were so happy in December to be able to support the holiday reception hosted by Governor Kemp and First Lady Marty Kemp for the Consular Corps at the Governor’s Mansion.
- It’s a really special event with an impactful group of dignitaries, and we were grateful to be able to host this again.

I want to thank our local hosts, Katie Kirkpatrick, and the MAC team. We work closely together with their staff, and Gregg Simon, who heads up their project and partner development in their economic development arm is a major help to us and to the State of Georgia.

To our board, thanks for all you do for Georgia! We truly appreciate you.

Chairman Neely announced that the next Board meeting will be May 11, 2022. The meeting adjourned at 5:04 pm.

Respectfully Submitted:

Jay Neely  
Board Chairman

Dennis Chastain  
Board Secretary
RESOLUTION

WHEREAS, the Geo. L. Smith II Georgia World Congress Center Authority (the "Authority") operates the convention and tradeshow facility known as the Georgia World Congress Center and other facilities ("Project"); and

WHEREAS, pursuant to O.C.G.A. § 10-9-4(b), the Authority has the power to sell, convey, transfer, lease, sublease, and dispose of real property for its corporate purposes and to contrast with the state and its departments with respect to activities, services, or facilities the contracting parties are authorized by law to undertake or provide; and

WHEREAS, pursuant to O.C.G.A. § 10-9-5, the Authority essentially is authorized to act as the agent of the Georgia Department of Economic Development (the "Department") in the operation, management, and maintenance of the Project; and

WHEREAS, pursuant to O.C.G.A. § 50-16-34, the State Properties Commission ("Commission") is required to approve a conveyance of state property; and

WHEREAS, pursuant to O.C.G.A. § 50-7-41, the Department is authorized to lease any improved or unimproved land or other property acquired by it under Code Section 50-7-40 to the Authority with the custody to any such land remaining with the Department;

WHEREAS, pursuant to O.C.G.A. § 50-16-42, the Commission has the authority to grant an easement for property under the custody and control of any state agency; and

WHEREAS, the Authority, through the State Properties Commission, is interested in granting a permanent easement on .013 acres of land to the City of Atlanta (the "City") for a storm water runoff upgrade which will increase capacity and will better manage surface water runoff at the Authority; and

WHEREAS, the Authority has requested the Department to enter into this resolution supporting the granting of the permanent easement to the City as more particularly described in Exhibit "A"; and

NOW, THEREFORE, BE IT HEREBY RESOLVED THAT THE BOARD OF THE ECONOMIC DEVELOPMENT request that the State Properties Commission authorize the granting of the easement on the Property as more particularly described in Exhibit "A";

AND BE IT FURTHER RESOLVED that the Chairman is hereby authorized to do all things necessary and proper to implement the purpose of this resolution.

25th day of February, 2022.

John J. Needham
Chairman
Georgia Department of Economic Development

Attest: Dennis Chamblee
Secretary or Assistant Secretary

{Department Seal}
CERTIFICATE

The undersigned hereby certifies that I hold the position of Secretary or Assistant Secretary, as stated below my signature, of the Board of the Georgia Department of Economic Development and that the Resolution a true and correct copy of which is attached to this Certificate was duly adopted by the Board of the Department at and in a public meeting duly scheduled and for which all public notices required by law were given.

Dated: _______________, 2022.

[Signature]

Secretary or Assistant Secretary

{Department Seal}
**SURVEYOR'S NOTES**

1. This survey is based on measurements obtained using a Trimble robotic total station instrument capable of reading angular measurements directly to a minimum of 1 second of arc and linear dimensions directly to 0.71 feet and Trimble RTK GPS using SMARTNET RTK network technology.

2. No M.G.S. monument was found within 500 feet of my point on the subject property.


4. Underground utility locations based on above ground evidence and paint marks. Source of markings unknown.

5. The firm of Corporate Environmental Risk Management, LLC does not certify the correctness or accuracy of the underground utilities shown or not shown herein. Contact the utility protection center (800) 922-7437 prior to any digging.

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**SURVEYOR'S REFERENCES**

1. CAD file depicting proposed location of improvements and associated required easement lines from Stephen Limley, P.E. with WSP, September 13, 2015.

- Required permanent easement
- Required temporary easement

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**FLOOD NOTE**

According to the FEMA F.A.R.B. PANEL 132/20120959 effective date September 18, 2013 and by graphic plotting, this property does not lie within a Flood Hazard Area of the Flood Insurance Rate Map for Fulton County, Georgia.

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**EASEMENT PLAT**

**PROPERTY OF:**

STATE OF GEORGIA
This instrument prepared by or under the direction of:

James L. Reaves
Attorney for Grantor
Business Address:
500 Water Street
Jacksonville, Florida 32202

REQUIRING
STATE PROPERTIES COMMISSION
MAR 14 1989
REAL PROPERTY RECORDS
007767
CUSTODY IN DEPARTMENT OF INDUSTRY AND TRADE

THIS DEED MADE UNDER THREAT OF CONDEMNATION, this 23rd day of February, 1989, between CSX TRANSPORTATION, INC., a Virginia corporation, whose mailing address is 500 Water Street, Jacksonville, Florida 32202, hereinafter called "Grantor," and THE STATE OF GEORGIA, whose mailing address is c/o State Properties Commission, P. O. Box 38121, Capitol Hill Station, Atlanta, Georgia 30334, hereinafter called "Grantee," and CHEMICAL BANK, Trustee as hereinafter provided; WITNESSETH:

(Wherever used herein, the terms "Grantor" and "Grantee" may be construed in the singular or plural as the context may require or admit, and for purposes of exceptions, reservations and/or covenants, shall include the successors and assigns of corporations.)

THAT Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, to it in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold, and by these presents does GRANT, BARGAIN, SELL and CONVEY unto Grantee, its successors and assigns, all that land situate, lying and being in the City of Atlanta, County of Fulton, State of Georgia, as more particularly described in Exhibit "A," attached hereto and made a part hereof, hereinafter designated "the Premises."

TOGETHER WITH all buildings, structures and improvements thereon (unless hereinafter excepted), and all and singular the rights, ways, waters, privileges, hereditaments and appurtenances to said Premises belonging or in anyway incident or appertaining (unless hereinafter reserved).

TO HAVE AND TO HOLD the said Premises unto Grantee, Grantee's successors and assigns, in fee simple forever.

SUBJECT TO: exceptions and restrictions of record; applicable zoning ordinances and subdivision regulations and laws; taxes and assessments (both general and special) which become due and payable after the date hereof; all existing easements, including but not limited to highway easements and public utility easements; and encroachments, servitudes.
occupancies, easements, rights-of-way and other matters, howsoever created, which might be revealed from an inspection or survey of the Premises; rights under those leases, licenses and occupancy agreements described in Exhibit "B" attached hereto and made a part hereof, all of which are herewith assigned to Grantee to the extent they affect the Premises; and Grantor hereby WARRANTS that the Premises are free from encumbrances, except as otherwise provided herein, that it is seized of said Premises in fee simple, and that it will forever defend all and singular said Premises unto Grantee against claims of or by Grantor and all other persons claiming or to claim the same or any part thereof, by, through or under Grantor.

EXCEPTING AND RESERVING unto Grantor, its successors and assigns, for eight (8) years from the date hereof the right to reacquire certain portions of the Premises pursuant to the terms and conditions of a certain Right of First Refusal of even date herewith between Grantor and Georgia Building Authority, a public corporation and an instrumentality of the State of Georgia ("GBA"), and a certain Option Agreement of even date herewith between Grantor and GBA.

GRANTEE AND GRANTOR ACKNOWLEDGE AND AGREE that this conveyance is made under threat and in lieu of condemnation of the Premises by Grantee.

AND GRANTEE COVENANTS with Grantor and, by its acceptance of this Deed, hereby agrees to preserve access to the land retained by Grantor to the south of the Premises, such access to be by way of Mangum Street and Haynes Street or, alternatively, another public roadway constructed by Grantee at its sole cost and expense, and Grantee further covenants and agrees that such access shall be suitable and adequate for purposes of ingress to and egress from any development constructed on such retained land by Grantor, its successors or assigns.

AND THIS DEED FURTHER WITNESSETH that Chemical Bank, a New York corporation, Corporate Trustee under the former Seaboard Coast Line Railroad Company's Consolidated Mortgage dated March 15, 1971, as supplemented, has executed this deed for the sole purpose of releasing and does hereby release all estate, right, title, lien and interest of the Trustee under said Mortgage, as supplemented, in and to the Premises herein conveyed, pursuant to the provisions of Section 5.02 of Article Five of said Mortgage; Individual Trustee, L. P. Sadler of Jacksonville, Florida, being relieved of any obligation to join in such release by Section 10.06 of Article Ten of said Mortgage. This release is subject to any and all the same rights, reservations, exceptions, limitations and agreements herein specified on behalf of the Grantor, and is without covenant or warranty, express or implied,
and without recourse against said Trustee in any event, and recitals of fact herein are to be taken only as recitals of Grantor and Grantee and not of Trustee(s).

IN WITNESS WHEREOF, CSX TRANSPORTATION, INC. and CHEMICAL BANK (as the aforesaid Trustee), pursuant to due corporate authority, have caused their names to be signed hereto by their officers hereunto duly authorized and their corporate seals, duly attested, to be hereunto affixed.

Signed, sealed and delivered in the presence of:

Robert L. Wealton
Unofficial Witness

Kathrine R. Casey
Notary Public

Notarized this 23rd day of February, 1989.

Notary Public, STATE OF FLORIDA
My commission expires Aug. 24, 1990
Bonded thru Patterson - Desert Agency

CSX TRANSPORTATION, INC.:

By: J. K. Miller
Title: Vice President
CSX Rail Transport

Attest: David Myers (SEAL)
Title: Assistant Secretary

CHEMICAL BANK, as Corporate Trustee as aforesaid:

By: P. Foran
Title: SENIOR TRUST OFFICER

Attest: [Signature] (SEAL)
Title: TRUST OFFICER

Signed, sealed and delivered in the presence of:

Vera Vayn
Witness

Notarized this 24th day of February, 1989.

EMILY VAYN
Notary Public, State of New York
ID, 24-474636
Qualified in Kings County
Certificate filed in New York County
Commission expires December 31, 1989

BOOK 12343 PAGE 003
EXHIBIT A

Those portions of a tract of land lying and being in Land Lot 83, of the 14th Land District of Fulton County, Georgia and also lying between Northside Drive on the west, Foundry Street on the south, New Mangum Street and various lots on the east at Atlanta, Georgia, being acquired in whole or in part by CSX's predecessors (Gate City Terminal and Atlantic Coastline Railroad Company), pursuant to the following documents:

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All in the Superior Court Clerk's Office, Fulton County, Georgia.

Being a portion of Tracts 72, 73, 74, 75, 76, and 77 as shown on plat of survey dated May 31, 1968 and recorded in Plat. Book 157, Pages 105 through 110; Tract 84 as shown on plat of survey dated...
November 18, 1988 and recorded in Plat Book 160, Pages 49 through 51; Tracts 85, 86 and 87 as shown on plat of survey dated November 4, 1988 and recorded in Plat Book 160, Pages 10 through 12; Tracts 89, 90 and 96 as shown on plat of survey dated October 10, 1988 and recorded in Plat Book 159, Pages 113 through 115; and Tract 130 as shown on plat of survey dated October 26, 1988 and recorded in Plat Book 159, Pages 135 through 138; all such plats of survey being entitled "Part of the Project Site of Project No. GWCC-1, Phase III Expansion, Georgia World Congress Center, Atlanta, Georgia, by Larry W. Clark, Georgia Registered Land Surveyor No. 1709, 136 Marietta Street, N.W., Atlanta, Georgia 30303; all plats recorded in the Superior Court Clerk's Office, Fulton County, Georgia, and being approximately 430,716.36 square feet."
THE BLUE-LINE PLAT TO THIS INSTRUMENT
HAS BEEN PLACED IN PLAT CABINET UNDER:
REAL PROPERTY RECORD NO. 7601, 7611, 7612, 7614, 7615