

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: Purchase of VSU South Campus Property

Regular Session

DATE OF MEETING: October 22, 2024

BUDGET IMPACT: \$2,156,000

FUNDING SOURCE:

- Annual
- Capital
- N/A
- SPLOST
- TSPLOST

COUNTY ACTION REQUESTED ON: Agreement to Purchase and Sell Real Property,
Intergovernmental Rental Agreement

HISTORY, FACTS AND ISSUES: The County has been in negotiations with the Board of Regents of the University System of Georgia to purchase a ±4.728 acre tract of real property known as Valdosta State University South located on North Patterson Street across from the Crescent (the "Property"). A copy of the proposed purchase agreement for the Property is attached.

Valdosta State University presently operates its Marriage and Family Therapy Program (the "Program") on the Property in 6,654 square feet of space on the first floor of Building "B" of the Property (the "Premises"). The Program will be relocated to a space on the University's campus, but the planned space is not yet available. Therefore, as a material condition to its willingness to sell the Property to the County, the Board of Regents is requiring that the County agree to a leaseback of the Premises for a period of time to end no later than October 31, 2025. The proposed monthly rent for the Premises is \$1.00. A copy of the proposed lease agreement is attached.

O.C.G.A. §36-9-3(c)(1) provides authority for the County to lease property to a public educational institution for an educational purpose so long as certain procedural requirements are met. Those requirements include holding a public hearing at the affected location with at least one representative of the County present to receive comments and concerns from members of the public. On Monday, October 7, 2024, James R. Miller of Elliott Blackburn posted the required notice of said public hearing at the Property, and, on October 16, 2024, Mr. Miller served as the representative of the County at the public hearing. A certificate executed by Mr. Miller, in his capacity as the County's representative at the public hearing, is attached hereto.

Pursuant to O.C.G.A. §36-9-3(c)(3), following the public hearing, the Board of Commissioners is required to hold at least one meeting to discuss the transaction in light of any comments and concerns received at the public hearing. This meeting must be held prior to any action being taken by the governing authority to approve the proposed lease transaction. In satisfaction of this requirement, the transaction is on this agenda for discussion purposes only, and no action is required at this time. It is anticipated that approval of both the purchase of the Property and the leaseback of the Premises will be considered at the Board of Commissioners' meeting to be held on November 12, 2024.