

## Georgia Department of Human Resources

Albany, Georgia



**Role:** Acquisition  
Financing  
Development  
Leasing  
Planning  
Construction  
Pursuit Capital

**Period:** 2000 - 2001

**Project Type:** Office

**Size:** 116000 SF

**Cost:** \$14,000,000

### Property Description

The Georgia Department of Human Resources building is a four-story 116,000 square foot office building developed in downtown Albany, GA. The building was developed as part of a larger \$175,000,000 downtown revitalization plan and designed and constructed in accordance with Albany's downtown design standards.

Limited land for parking in the downtown area required a creative solution on the part of the Batson-Cook Development Company and its development team whereupon long-term parking leases were secured in an adjacent church parking lot and the City's Civic Center parking lot. The building accommodated the relocation of twelve DHR related agencies, the largest of which is DFCS. The building was built on budget and delivered for occupancy within eleven months of commencement of construction. The project was financed through tax-exempt bonds issued by the Albany Dougherty Inner City Authority ("ADICA"), secured by a lease between ADICA as Lessor and Dougherty County as Lessee. Dougherty County then subleased the facility to the State Department of Human Resources. At the end of the initial fifteen-year lease term, title of the building transfers from ADICA to Dougherty County and the State has successive options to renew upon favorable renewal terms. Bond insurance from AMBAC was secured in order to protect ADICA and Dougherty County from the risk of non-appropriation.

This project was developed in conjunction with the Albany Law Enforcement Center. Batson-Cook Development Company's development partners included Albany Tomorrow, Inc. and Municipal Development Services.

\* Batson-Cook Company, the parent company of Batson-Cook Development Company, provided construction services for Georgia Department of Human Resources.