

MINUTES
STATE BUILDING COMMISSION
Executive Subcommittee
March 25, 2013

The State Building Commission Executive Subcommittee met this day at 10:30 a.m. in House Hearing Room 30, Legislative Plaza, Nashville, Tennessee. Vice-Chairman Tre Hargett called the meeting to order at 10:32 a.m. and requested action on the following matters as presented by State Architect Bob Oglesby.

STATE BUILDING COMMISSION SUB-COMMITTEE MEMBERS PRESENT

Vice-Chairman Tre Hargett, Secretary of State
David Lillard, State Treasurer
Justin Wilson, Comptroller of the Treasury

STATE BUILDING COMMISSION SUB-COMMITTEE MEMBERS ABSENT

Chairman Mark Emkes, Commissioner, Department of Finance and Administration

OTHERS PRESENT

Bob Oglesby, State Architect
Georgia Martin, Office of the State Architect
Peter Heimbach, Department of General Services
Joy Harris, Treasurer's Office
Melinda Parton, Comptroller's
Bruce Davis, Legislative Budget Office
Jonathan Rummel, Secretary of State's Office
Janie Porter, Attorney General's Office
Genie Whitesell, Attorney General's Office
Jurgen Bailey, Department of General Services
Robbi Stivers, University of Tennessee
Chuck Taylor, Department of Correction
Keith King, Tennessee Board of Regents
John Carr, Department of Finance and
Administration
Steve Cates, Department of General Services
Chloe Shafer, Department of General Services

Chris Tarnacki, THEC
Crystal Collins THEC
Steve Berry, Department of General Services
Gordon Martin, Tennessee Wildlife Resources
Agency
Susan Mann, Tennessee Wildlife Resources Agency
Larry Stephens, Michael Brady Inc.
Ted Hayden, Office of the State Architect
Bill Avant, Department of Environment and
Conservation
Steve Westerman, Department of Correction
Jeff Jones, Department of General Services
Charles King, Department of Transportation
Michael Williams, Department of Transportation
Teresa Thomas, Department of Correction
Torrey Grimes, Department of Correction

CONSENT AGENDA

Approved the following real property transactions which had been reviewed and recommended for approval by Sub-Committee staff:

- A. Agency: **University of Tennessee – Hamilton County**
Transaction: Disposal in fee
Provision: Waiver of advertisement and appraisals

- B. Agency: **University of Tennessee – Hamilton County**
Transaction: Acquisition in fee
Provision: Waiver of advertisement and appraisals

- C. Agency: **University of Tennessee – Knox County**
Transaction: Disposal by easement
Provision: Waiver of advertisement and appraisals

- D. Agency: **University of Tennessee – Knox County**
Transaction: Disposal by easement
Provision: Waiver of advertisement and appraisals

- E. Agency: **Department of Correction – Bledsoe County**
Transaction: Disposal by easement
Provision: Waiver of advertisement and one appraisal

- F. Agency: **Department of Transportation – Hamilton County**
Transaction: Disposal in fee
Provision: Waiver of advertisement and appraisals

- G. Agency: **Department of Transportation – McMinn County**
Transaction: Acquisition in fee
Provision: Waiver of advertisement and appraisals

- H. Agency: **Tennessee Wildlife Resource Agency – White County**
Transaction: Acquisition in fee
Provision: Waiver of advertisement and one appraisal

- I. Agency: **Tennessee Wildlife Resource Agency – VanBuren County**
Transaction: Acquisition in fee
Provision: Waiver of advertisement and one appraisal

- J. Agency: **Department of Environment and Conservation – Sullivan County**
Transaction: Acquisition in fee
Provision: Waiver of advertisement and one appraisal

- K. Agency: Department of Environment and Conservation – Franklin County
Transaction: Disposal by easement
- L. Agency: Department of Environment and Conservation – Johnson County
Transaction: Disposal in fee
Provision: Waiver of advertisement and appraisals
- M. Agency: Department of Environment and Conservation – Williamson County
Transaction: Acquisition by conservation easement
Provision: Waiver of advertisement and appraisals

UNIVERSITY OF TENNESSEE

East Tennessee AgResearch Education Center, Knoxville, Knox County, Tennessee

Requested Action: Approval of project budget, scope and source of funding

Project Title: Demolition – Cherokee Trail Substation House

Project Description: House at 1508 Alcoa Highway will be demolished as part of a project by the Knoxville Utility Board (KUB) to construct a new substation that will benefit the University's Cherokee Farm Development and UT Medical Center.

SBC Number: 540/001-02-2013

Total Project Budget: \$10,000.00

Source of Funding: Gift-in-Place

Comment: The home is currently vacant and the KUB will fund the costs associated with demolition and reimburse the University for the value of the house. The TN Historical Commission stated that the demolition will not adversely affect this State owned resource and no further action is necessary.

Minutes: 03/25/2013. Approved project, budget, scope and source of funding

DEPARTMENT OF CORRECTION

South Central Correctional Facility, Clifton, Wayne County, Tennessee

Requested Action: Approval to issue a Request for Proposals

Project Title: Private Management and Operation

Project Description: A private management and operations contract for TDOC for a period from July 1, 2013 to June 30, 2016. The contract will be a three (3) year contract with a two (2) year option.

SBC Number: 142/018-01-2013

Comment: The current contract, (SBC No 142/018-01-2007) with Corrections Corporation of America, expires June 30, 2013. State Building Commission approval is required pursuant to TCA 41-24-104.

Previous Action: 02/14/2013 SBC Referred to ESC with authority to act

Minutes: 03/25/2013 ESC Deputy Commissioner Chuck Taylor stated that all parties had reviewed the RFP pending approval by the CPO. Comptroller Wilson stated that comments had been received by the Fiscal Review Committee, and made a motion to approve issuing the RFP contingent upon review by Staff and the Attorney General's Office. His motion was properly seconded and passed without objection.

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Lease Amendment

Requested Action: Approval of a lease amendment

Location: Franklin County – 0.02+/-acres -Tims Ford/Holiday Landing – Trans. No. 13-02-015 (McLeod)

Purpose: Amend current lease to add an area for Wi-Fi tower and electric easement

Term: Current 20 year lease expires 2021

Consideration: 3.5% gross receipts

Lessor: State

Lessee: Holiday Landing and Resort, Inc.

Comment: The current lessee, Holiday Landing and Resort, Inc. (HLR) would like to provide Wi-Fi through a tower. The tower would have a 6’by 6’ concrete pad to be removed upon termination of the lease. An easement is needed for Duck River Electric to run power lines underground. HLR will pay all fees associated with the transaction.

SSC Report: 03/18/2013 Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee with recommendation.

Minutes: 03/25/2013 Approved a lease amendment to add an area for wi-fi tower and electric easement.

TENNESSEE WILDLIFE RESOURCES AGENCY

Report Item

- 1) Subcommittee acknowledged receipt of the **2012 Crop Lease Report** in accordance with Item 7.05(B) of the *SBC By-laws, Policy & Procedure*, whereby the Tennessee Wildlife Resources Agency is required to provide an annual report of crop leases entered into for the previous calendar year.

DEPARTMENT OF GENERAL SERVICES

Statewide

Requested Action: Approval of a revision in scope, project budget and source(s) of funding and to amend the contract

Project Title: Capital Improvements Master Plan

Project Description: Development of a comprehensive statewide capital improvements master plan that encompasses the need for State facilities and programs throughout Tennessee and provide oversight of implementation of the master plan.

SBC Number: 460/000-01-2011

Total Project Budget: \$10,750,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 500,000.00	\$ 0	\$ 500,000.00	11/12	CurrFund CapImprov	(A)
	500,000.00	0	500,000.00	11/12	FRF Reserve (501.01)	(A)
	2,136,000.00	0	2,136,000.00	12/13	DGS OpFund/Pre Plan	(A)
	1,000,000.00	0	1,000,000.00	12/13	CurrFund CapImprov	(A)
	2,514,000.00	500,000.00	3,014,000.00		FRF Reserve	(A)
	0	500,000.00	500,000.00	12/13	Legislature Funds	(A)
	0	3,100,000.00	3,100,000.00		Various Project Fund	(A/O)
Original Project Budget:	\$6,650,000.00					
Change in Funding:		\$4,100,000.00				
Revised Project Budget:			\$10,750,000.00			

Comment: Amendment #5 expands the maximum liability of the contract and allows services already agreed upon in the existing contract and amendments to be procured on a task order basis. Funding from "Various Project Funds" will not be added to the Maximum Liability of the contract until a given project is established by the SBC with valid sources of funding.

Previous Action:

09/08/2011	SBC	Approved project
12/19/2011	ESC	Deferred protest
12/29/2011	ESC	Discussion of protest status
01/23/2012	ESC	Approved award to Jones Lang LaSalle
06/14/2012	SBC	Approved amending contract: revised scope & funding
11/15/2012	SBC	Referred to ESC with authority to act
11/19/2012	ESC	Approved contract amendment
12/13/2012	SBC	Referred revising funding/amending contract to ESC
12/17/2012	ESC	Revised scope, budget amending contract
03/14/2013	SBC	Referred to ESC with authority to act

Minutes: 03/25/2013 ESC Approved a revision in scope, project budget and sources of funding to amend the contract, subject to final approval by Staff.

DEPARTMENT OF GENERAL SERVICES

Lease Agreement

Requested Action: Approval of lease amendment

Location: Davidson County – 226 Capitol Blvd, Nashville, TN – Trans. No. 99-03-920 (Colter)

Original Term: September 1, 1999 – August 31, 2004

Term Revision: a) Amendment #3 extended term to August 31, 2009
b) Amendment #5 extended term to August 31, 2014

Term: July 1, 2013 – August 31, 2014

Purpose: Office Space

Proposed Amount:

22,480 rentable sf		
Annual rent cost:	\$314,720.00	@ \$ 4.00 / sf
Annual utility cost:	\$ Inc.	@ \$ 0.00 / sf
Annual janitorial cost:	<u>\$ Inc.</u>	<u>@ \$ 0.00/ sf</u>
Annual total cost:	\$314,720.00	@ \$ 4.00 / sf

Current Amount:

31,284 rentable sf		
Annual rent cost:	\$437,976.00	@ \$ 14.00 / sf
Annual utility cost:	\$ Inc.	@ \$ 0.00 / sf
Annual janitorial cost:	<u>\$ Inc.</u>	<u>@ \$ 0.00 / sf</u>
Annual total cost:	\$437,976.00	@ \$ 4.00 / sf

Type: Negotiated lease amendment

FRF Rate: \$18.00 (for reference)

Source of Funding: TML Funds (O)

Lessor: Tennessee Municipal League

Comment: Original lease was negotiated in accordance with TCA 12-2-114. All terms of the original lease and preceding amendments remain in effect and full force. The lease reduction is due to the Alcoholic Beverage Commission (ABC) moving to the Davy Crockett Tower as part of the T3 project.

SSC Report: 03/18/2013 Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee with recommendation.

Minutes: 03/25/2013 Approved lease amendment

DEPARTMENT OF GENERAL SERVICES

Land Transaction

Requested Action: Approval of disposal in fee with waiver of advertisement and one appraisal

Description: Davidson County 28+/-acres – 1278,1294, 1162, 1292, 1250 Foster Ave., Nashville, TN – Trans. No. 13-03-004 (Walla)

Purpose: Disposal in fee by property swap of State owned property with improvements located at Foster Ave. The disposal will include 28 acres and the main high school, old high school, staff apartments, Cole Auditorium, infirmary, residence, gym/field house, print shop. Remuneration of equal value will be a swapping for the Ben West Library which will be demolished and improved with surface parking.

Date of Original Conveyance: Multiple conveyances beginning on July 1, 1887

Grantor Unto State: E. W. Cole Industrial School

Grantee: Metro Government of Nashville and Davidson County

Comment: Both parties desire to accomplish the land swap by February 1, 2014

SSC Report: 03/18/2013 Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for discussion.

Minutes: 03/25/2013 Peter Heimbach presented the transaction involving swapping property at Foster Avenue for the Ben West Library property. In response to questions, Mr. Heimbach discussed the potential deed restriction on the Ben West property. Comptroller Wilson stated that he was very pleased and complimented Speaker Harwell for moving the project forward. A motion was made to approve the request, which was properly seconded and passed without objection.

DEPARTMENT OF GENERAL SERVICES

Land Transaction

Requested Action: Approval to obtain title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire by land swap withwith waiver of advertisement

Description: Davidson County – 0.73+/acres – 225 Polk Ave, Nashville, TN – Trans. No. 13-03-005 (Walla)

Purpose: Acquisition in fee to complete a property swap between the State and Metro Government of Nashville, whereby swapping a portion of state owned land at Tennessee Preparatory School (TPS) for the Metro owned Ben West Library.

Grantor Unto State: Metro Government of Nashville and Davidson County

Source of Funding: FRF OpFunds (REM fees) 12/13 (A)

Comment: Proposed property swap will include the demolition of Ben West Library and improved with surface parking and striping by Metro Government.

SSC Report: 03/18/2013 Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for discussion.

Minutes: 03/25/2013 Peter Heimbach presented the transaction involving swapping property at Foster Avenue for the Ben West Library property. In response to questions, Mr. Heimbach discussed the potential deed restriction on the Ben West property. Comptroller Wilson stated that he was very pleased and complimented Speaker Harwell for moving the project forward. A motion was made to approve the request, which was properly seconded and passed without objection.

DEPARTMENT OF GENERAL SERVICES

Land Transaction

Requested Action: Approval of disposal by lease with waiver of advertisement and appraisals

Description: Davidson County – Tennessee Preparatory School (TPS), 1250 Foster Ave. Nashville, TN – Trans. No. 13-03-006 (Walla)

Term: March 1, 2010 to June 30, 2013

Purpose: Lease amendment originally entered into on November 24, 2010

Lessee: Metro Government of Nashville and Davidson County

Comment: Lease amendment will add "Old High School" to the lease premises and extend the lease for a fourth year. If lease extends beyond August 1, 2013, the rental rate shall increase. Lessee may sublet portion of the leased premises to Stem Preparatory Academy. "Educational use" language to be added.

Previous Action: 03/22/2010 ESC Subcommittee approved the request as presented

SSC Report: 03/18/2013 Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for discussion.

Minutes: 03/25/2013 Peter Heimbach presented the transaction involving swapping property at Foster Avenue for the Ben West Library property. In response to questions, Mr. Heimbach discussed the potential deed restriction on the Ben West property. Comptroller Wilson stated that he was very pleased and complimented Speaker Harwell for moving the project forward. A motion was made to approve the request, which was properly seconded and passed without objection.

STATE BUILDING COMMISSION

Minutes of Executive Subcommittee Meeting

- 1) Approved the Minutes of the Executive Subcommittee meeting held on February 25, 2013, as amended.
- 2) Acknowledged correction of previously approved Minutes recorded at the December 17, 2012 meeting for Transaction No. 12-11-016.

Designer Selections

The following designer selections represent projects approved by the State Building Commission and recommended by the State Procurement Agencies. Secretary Hargett stated that, while they used the normal criteria in determining final selections including maintaining the geographical balance, current work capacity, and quality and quantity of workload over past several years, it was still primarily a process driven by the individual agencies.

- 1) **Tennessee Technological University**
(Steam Plant Conversion)
Total Project Budget: \$1,850,000.00
Current Funding: \$ 650,000.00
SBC Project No. 166/011-04-2013
Designer: **I C THOMASSON ASSOCIATES**
- 2) **Ruilman Center**
(Outdoor Recreation Area)
Total Project Budget: \$200,000.00
SBC Project No. 346/000-01-2013
Designer: **DESIGN HOUSE 1411**
- 3) **Cloverbottom Developmental Center**
(Essential Maintenance)
Total Project Budget: \$2,000,000.00
SBC Project No. 346/003-01-2013
Designer: **CENTRIC ARCHITECTURE**

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There being no further business, the meeting adjourned at 10:45 a.m.

UNIVERSITY OF TENNESSEELand Transaction

Requested Action:	Approval of disposal in fee with waiver of advertisement and appraisals
Description:	Hamilton County – 0.57+/-acres – 525 & 531 McCallie Ave., McCallie Ave.,(no street address) 534 Oak St., Chattanooga, TN - Trans. No. 13-02-010 (Baugh)
Purpose:	Disposal in fee to swap property with First Presbyterian Church at a value equal to the appraised Fair Market Value. This transaction is in the University of Tennessee's <u>2012 Master Plan</u>
Original Cost to State:	No Cost
Date of Original Conveyance:	October 11, 1985
Grantor Unto State:	Medical Park Hospital
Estimated Sale Price:	Fair Market Value
Grantee:	First Presbyterian Church
Comment:	Date of last transfer: October 1985 Purchase Price: Gift Property Assessor's Value: N/A Improvements Square Footage: N/A The State of Tennessee will retain a first right of refusal if the church decides to dispose of the property in the future or if it ceases to be used for church purposes.
SSC Report:	03/18/2013 Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.
Minutes:	03/25/2013 Approved disposal in fee with waiver of advertisement and appraisals.

UNIVERSITY OF TENNESSEELand Transaction

Requested Action:	Approval to obtain title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value with waiver of advertisement and appraisals
Description:	Hamilton County - 0.48+/-acres – 618 & 624 McCallie Ave, Chattanooga, TN – Trans. No. 13-02-009 (Baugh)
Purpose:	Acquisition in fee to swap property with the First Presbyterian Church at equal cost of the disposal. This transaction is in the University of Tennessee's <u>2012 Master Plan</u>
Estimated Sale Price:	Fair Market Value
Source of Funding:	Campus Plant, Non-Auxiliary Funds (REM fees) (A)
Owner(s):	First Presbyterian Church
Comment:	Date of last transfer: February, 1988 Purchase Price: \$122,600 Property Assessor's Value N/A Improvements Square Footage: N/A
SSC Report:	03/18/2013 Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.
Minutes:	03/25/2013 Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value with waiver of advertisement and appraisals

UNIVERSITY OF TENNESSEELand Transaction

Requested Action:	Approval of disposal by easement with waiver of advertisement and appraisals
Description:	Knox County – 0.02+/-acres – along Cumberland Ave, Knoxville, TN.- Trans. No. 13-02-008 (Baugh)
Purpose:	Disposal by easement to the City of Knoxville for the Cumberland Avenue streetscapes project.
Estimated Sale Price:	Fair Market Value
Source of Funding:	Mutual Benefits
Grantee:	City of Knoxville
Comment:	The proposed five (5) temporary construction easements, one (1) permanent utility easement and one (1) permanent drainage easement along Cumberland Avenue. The City of Knoxville seeks authorization to enter upon, replace, install and maintain utilities and sidewalks in the easement areas. The easements are mutually beneficial and have been assigned total Nominal Parcel Payment (NPP) value of \$15,490 per project field review and market analysis procured by the City of Knoxville.
SSC Report:	03/18/2013 Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.
Minutes:	03/25/2013 Approved disposal by easement with waiver of advertisement and appraisals

UNIVERSITY OF TENNESSEELand Transaction

Requested Action:	Approval of disposal by easement with waiver of advertisement and appraisals
Description:	Knox County – 10.72+/-acres – East of Alcoa Hwy/Old Cherokee Trail, Knoxville, TN.- Trans. No. 13-02-007 (Baugh)
Purpose:	Disposal by easement to Knoxville Utilities Board (KUB) for the Cherokee Farm Development as well as the load growth of the University of Tennessee Medical Center.
Estimated Sale Price:	Fair Market Value
Source of Funding:	KUB (REM fees) (O)
Grantee:	Knoxville Utilities Board
Comment:	KUB agrees to pay the greater \$233,600 or appraised value for the residence at the East Tennessee AgResearch and Education Center, which will be demolished to accommodate the new substation.
SSC Report:	03/18/2013 Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.
Minutes:	03/25/2013 Approved disposal by easement with waiver of advertisement and appraisals

DEPARTMENT OF CORRECTIONLand Transaction

Requested Action:	Approval of disposal by easement with waiver of advertisement and one appraisal
Description:	Bledsoe County -2.386+/-acres of permanent easement ROW on State Rd. 285 – Trans. No. 13-02-003 (Jackson)
Purpose:	Disposal by easement for temporary construction on a 30 ft. easement and a 10 ft. permanent easement for the purpose of installing a new 12 inch natural gas pipeline on behalf of Middle Tennessee Natural Gas (MTNG). The new line will serve to improve service to the general area and also to the Department of Correction.
Estimated Sale Price:	Fair Market Value
Source of Funding:	TDOC (REM fees)
Grantee:	Middle Tennessee Natural Gas
Comment:	2.386+/-acres of permanent easement and 7.15+/-acres of the temporary construction easement is being requested.
SSC Report:	03/18/2013 Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.
Minutes:	03/25/2013 Approved disposal by easement with waiver of advertisement and one appraisal

DEPARTMENT OF TRANSPORTATION

Land Transaction

Requested Action: Approval of disposal in fee with waiver of advertisement and appraisals

Description: Hamilton County - .425+/-acres – roundabout on 7500 Volkswagon Dr., Chattanooga, TN – Trans. No. 13-02-016 (Woodard)

Purpose: Disposal in fee of state owned right of way at no cost for public use. This section of the property is needed for the city street.

Original Cost to State: Gift –No cost to the State

Date of Original Conveyance: April 11, 2005

Grantor Unto State: City of Chattanooga

Estimated Sale Price: Gift - No cost to the City of Chattanooga

Source of Funding: City of Chattanooga (REM fees)

Grantee: City of Chattanooga

Comment: TDOT request to transfer the property for public use. The City will be responsible for maintaining the property.

SSC Report: 03/18/2013 Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.

Minutes: 03/25/2013 Approved disposal in fee with waiver of advertisement and appraisals

DEPARTMENT OF TRANSPORTATION

Land Transaction

Requested Action:	Approval to acquire stream mitigation credits with waiver of advertisement and appraisals
Description:	McMinn County – 1039 stream mitigation credits from Blue Ridge Waterways, LLC, Athens TN – Trans. No. 13-02-001 (Bailey)
Purpose:	The acquisition of stream mitigation credits will be used to mitigate unavoidable stream impacts to road projects being completed in McMinn and Bradley Counties
Sales Price:	\$249,360.00 (\$240 per credit x 1039 credits linear feet) stream.
Source of Funding:	State Highway Funds (A) 20% – Federal Highway Funds (F) 80%
Comment:	Credits are sold by the linear foot (instead of by the acre as they are in wetland credits). This is the reason for the difference in pricing when compared to wetland credit prices.
SSC Report:	03/18/2013 Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.
Minutes:	03/25/2013 Approved acquiring stream mitigation credits with waiver of advertisement and appraisals

TENNESSEE WILDLIFE RESOURCES AGENCYLand Transaction

Requested Action: Approval to obtain title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value with waiver of advertisement and one appraisal

Description: White County – 293+/-acres – Mitchell Cove Rd., Sparta, TN – Trans. No. 13-02-005 (Jackson)

Purpose: Acquisition in fee to acquire tract with assistance of the Land Trust of TN, as a priority under the provisions of the Wetland Acquisition Act. This tract and a 1,693.60 acre tract in Van Buren County will be conveyed together to the State for Fair Market Value. The acquisition will remove in-holding and reduce management problems.

Estimated Sale Price: Fair Market Value

Source of Funding: 12/13 Wetland Acquisition Funds (A)

Owner(s): C.R. Cunningham/The Land Trust of Tennessee

Comment: Date of last property transfer: January 1, 1900
Purchase Price: N/A
Property Assessor's Value: \$216,600
Improvements Square Footage: N/A

Any third party cost will be reported to the committee on the quarterly report.

SSC Report: 03/18/2013 Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.

Minutes: 03/25/2013 Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value with waiver of advertisement and one appraisal

TENNESSEE WILDLIFE RESOURCES AGENCY

Land Transaction

Requested Action: Approval to obtain title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value with waiver of advertisement and one appraisal

Description: Van Buren County – 1,693.70+/-acres – South of White County line, Sparta, TN – Trans. No. 13-02-006 (Jackson)

Purpose: Acquisition in fee to acquire tract with assistance of the Land Trust of TN, as a priority under the provisions of the Wetland Acquisition Act. This tract and a 293 acre tract in White County will be conveyed together to the State for Fair Market Value. The acquisition will remove in-holding and reduce management problems.

Estimated Sale Price: Fair Market Value

Source of Funding: 12/13 Wetland Acquisition Funds (A)

Owner(s): C.R. Cunningham /The Land Trust of Tennessee

Comment: Date of last property transfer: January 1, 1900
Purchase Price: N/A
Property Assessors Value: \$876,100
Improvements Square Footage: N/A

Any third party cost will be reported to the committee on the quarterly report.

SSC Report: 03/18/2013 Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.

Minutes: 03/25/2013 Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value with waiver of advertisement and one appraisal

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Land Transaction

Requested Action: Approval to obtain title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value with waiver of advertisement and one appraisal

Description: Sullivan County – 3.5+/-acres – 253 Austin Springs Rd, Piney Flats, TN – Trans. No. 13-02-011 (Jackson)

Purpose: Acquisition in fee to purchase property (land only)

Estimated Sale Price: Fair Market Value

Source of Funding: \$253,000 03/04 CurrFunds CapImprov (R))

Owner(s): Wade and Donna Hughes

Comment: Date of last property transfer: January 24, 2011
Purchase Price: \$360,000
Property Assessor's Value: \$538,800
Improvements Square Footage: N/A

This property is in full view of the restored historic site (Massengill House) and across the road from Rocky Mount Historic Site (RMHS). Plans call for the land to be developed, by Mr. Wade Hughes, into lots for residential construction that would adversely impact the historic view shed of (RMHS). Approval to allow the Conservation Fund to act as third party in the acquisition of this tract. Any third party cost will be reported to the committee on the quarterly report.

SSC Report: 03/18/2013 Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.

Minutes: 03/25/2013 Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value with waiver of advertisement and one appraisal

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Land Transaction

Requested Action: Approval of disposal by easement

Location: Franklin County – 0.2+/-acres -Tims Ford/Holiday Landing – Trans. No. 13-02-014 (McLeod)

Purpose: Disposal by easement to add an area for Wi-Fi tower and electric utility easement

Source of Funding: Holiday Landing Resort (HLR) (REM fees) (O)

Lessor: State of Tennessee (TDEC)

Grantee: Duck River Electric (DRE) & Monster Broadband

Comment: The current lessee, HLR would like to provide Wi-Fi through a tower. The tower would have a 6'by 6' concrete pad to be removed upon termination of the lease. An easement is needed for DRE to run power lines underground and for Monster Broadband to provide the communicating equipment and wiring. HLR will pay all fees associated with the transaction.

SSC Report: 03/18/2013 Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.

Minutes: 03/25/2013 Approved disposal by easement

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Land Transaction

Requested Action: Approval of disposal in fee with waiver of advertisement and appraisals

Description: Johnson County – 8,558.7+/-acres – Hwy 67, Doe Mountain/Neva Valley, Mountain City, TN – Trans. No. 13-03-003 (Baugh)

Purpose: Disposal in fee to grant by gift Doe Mountain lands to the Doe Mountain Recreation Authority (RCA) (T.C.A. 11-25-101 et. seq)

Original Cost to State: \$8,800,000

Conveyance: May 30, 2012

Grantor Unto State: The Nature Conservancy

Estimated Sale Price: Grant

Grantee: Doe Mountain Recreation Authority

Comment: The authority is now established. The intent of this acquisition was always to transfer this property to the DRA once the authority was established. Additional administrative expenses and fees incurred by the state were in the amount of \$327,800.

Previous Action: 04/23/2012 ESC Approved request as presented
06/18/2012 SSC Referred to ESC with recommendation
06/25/2012 ESC Approved a revision in source(s) of funding

SSC Report: 03/18/2013 Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.

Minutes: 03/25/2013 Approved disposal in fee with waiver of advertisement and appraisals

DEPARTMENT OF ENVIRONMENT AND CONSERVATIONLand Transaction

Requested Action: Approval to accept conservation easement with waiver of advertisement and appraisals

Description: Williamson County - .097+/-acres – 1221 Columbia Ave # 25, Franklin, TN – Trans. No. 13-02-012 (Baugh)

Purpose: Acquisition by conservation easement. The Civil War Trust is going to purchase and donate the property to a local Civil War preservation non-profit and the TN Historic Commission has agreed to hold the conservation easement in perpetuity.

Source of Funding: Civil War Trust (REM fees) (O)

Owner(s): Civil War Preservation Trust

Comment: Date of last property transfer: December 20, 2012
Purchase Price: \$1,850,000
Property Assessor's Value: \$865,000
Improvement Square Footage: N/A

SSC Report: 03/18/2013 Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.

Minutes: 03/25/2013 Approved accepting conservation easement with waiver of advertisement and appraisals

Approved:


Mark A. Emkes, Commissioner
Department of Finance and Administration