

**MINUTES**  
**STATE BUILDING COMMISSION**  
**Executive Subcommittee**  
**April 22, 2013**

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

STATE BUILDING COMMISSION SUB-COMMITTEE MEMBERS PRESENT

Chairman Mark Emkes, Commissioner, Department of Finance and Administration  
Vice-Chairman Tre Hargett, Secretary of State  
David Lillard, State Treasurer  
Justin Wilson, Comptroller of the Treasury

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  
John Carr, Department of Finance and  
Administration  
Jason Hartman, 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

Ted Hayden, Office of the State Architect  
Kelly Smith, Department of General Services  
Larry Martin, Governor's Office  
Tami Robison, Department of General Services  
Russell Riebeling, Maynard Select  
Gwen Parker, SELC  
Trammel Hoehn, Department of Finance and  
Administration  
Russell Marty, Department of Finance and  
Administration  
Penny DiPiazza, Department of General Services  
Col. Brad Bishop, Military Department  
Connie Wallace, AIA Tennessee  
Thomas Dodd, Lyman Davidson Dooley  
Rick McAllister, Lyman Davidson Dooley  
John Fetz, JLL  
Mark Cherpack, Department of Finance and  
Administration  
Terry Mason, Comptroller's Office  
Dick Tracy, Tennessee Board of Regents

## CONSENT AGENDA

Approved the following real property transactions as reviewed and recommended by Subcommittee staff:

- A. Agency: Tennessee Board of Regents  
Transaction: Acquisition in fee  
Provision: Waiver of advertisement and one appraisal
  
- B. Agency: Department of Military  
Transaction: Disposal by lease  
Provision: Waiver of advertisement and appraisals
  
- C. Agency: Tennessee Wildlife and Resources Agency  
Transaction: Acquisition in fee  
Provision: Waiver of advertisement and one appraisal
  
- D. Agency: Tennessee Wildlife and Resources Agency  
Transaction: Acquisition in fee  
Provision: Waiver of advertisement and one appraisal
  
- E. Agency: Tennessee Wildlife and Resources Agency  
Transaction: Acquisition in fee  
Provision: Waiver of advertisement and one appraisal
  
- F. Agency: Tennessee Wildlife and Resources Agency  
Transaction: Acquisition in fee  
Provision: Waiver of advertisement and one appraisal

UNIVERSITY OF TENNESSEE

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

**Requested Action:** Approval of a project budget, scope, source(s) of funding utilizing consultant for design

**Project Title:** Holston River Unit Demolitions

**Project Description:** This project will provide for the demolition of the Creamery and the Milking Barn at the East Tennessee Ag Research Education Center. The Creamery contains 10,414 gross sq. feet and the Milking Barn contains 9,585 gross sq. feet.

**SBC Number:** 540/001-01-2013

**Total Project Budget:** \$70,000.00

**Source of Funding:** \$70,000.00 Plant (Non-Auxiliary) (A)

**Comment:** These two buildings are dilapidated and require demolition. Requisite professional services will be planned by the University's annual consultant(s). The TN Historical Commission stated that the demolition will adversely affect this State owned resource. Additionally, they have stated that they feel the current conditions photographs along with the survey report adequately mitigates the adverse effect.

**Minutes:** 04/22/2013 ESC Approved a project budget, scope, source(s) of funding utilizing consultant for design

## TENNESSEE BOARD OF REGENTS

### Tennessee Technological University, Cookeville, Putnam, Tennessee

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

**Project Title:** Demolition – 227 West 7<sup>th</sup> Street

**Project Description:** Demolish building at 227 West 7<sup>th</sup> Street for the benefit of TTU's master plan

**SBC Number:** 166/011-02-2013

**Total Project Budget:** \$10,000.00

**Source of Funding:** \$10,000.00 Plant (Non-Auxiliary) (A)

**Comment:** The TN Historical Commission stated that the demolition will not adversely affect this State owned resource and no further action is necessary.

**Minutes:** 04/22/2013 ESC Approved a project budget, scope, source(s) of funding

DEPARTMENT OF MILITARY

Land Transaction

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

**Description:** Hardeman County – 167.38+/-acres – adjacent to Bolivar National Armory, Bolivar, TN – Trans. No. 11-07-005 ( Woodard)

**Purpose:** Grant of property for public purpose

**Original Cost to State:** \$3,920.00 & \$14,000.00

**Date of Original Conveyance:** April 29, 1887 & November 26, 1947

**Grantor Unto State:** P.T. Jones & Clark Lightfoot

**Estimated Sale Price:** No cost - Public Benefit

**Source of Funding:** City of Bolivar (REM Fees)

**Grantee:** City of Bolivar

**Comment:** The grant to the City of Bolivar is for public use (green space). In the event that the city elects not to use all or part of the property for a public purpose, the City shall work with the State to purchase the property at Fair Market Value without the reversion clause. The State shall have the right to repurchase the property for \$1.00 on or after the 10<sup>th</sup> anniversary of the conveyance if the property or a portion thereof is still being used for a public purpose. Proceeds of any subsequent sales of this land will be given to Military pursuant to 2012 PC 1029, Section 2, Item 9.

**SSC Report:** 04/15/2013 Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee with recommendation.

**Previous Action:** 08/22/2011 ESC Subcommittee approved the request as presented

**Minutes:** 04/22/2013 ESC Peter Heimbach presented the request. Comptroller Wilson asked if the City changed the usage from green space, would it require SBC approval. Mr. Heimbach responded that it would not as long as it was used for a public purpose. Subcommittee approved the disposal in fee with waiver of advertisement and appraisals.

TENNESSEE WILDLIFE AND 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 with reimbursement of approved expenses

**Description:** Montgomery County – 5.23+/-acres – 3811 Blooming Grove Rd., Woodlawn, TN – Trans. No. 13-03-011 (Jackson)

**Purpose:** Acquisition in fee to acquire property from the Nature Conservancy (NC). The NC purchased the property to assist the agency and TWRA is requesting to reimburse the NC for the land and certain acquisition expenses.

**Estimated Sale Price:** \$21,250 (below Fair Market Value)

**Source of Funding:** 12/13 75% TWRA Operating Funds-Pittman Robinson Fund (F)  
12/13 25% TWRA Operating Funds (A)

**Owner(s):** The Nature Conservancy  
Date of last transfer: December 10, 2012  
Purchase Price: \$20,920

**Previous Owner:** Ronald A. & Patricia A. Kennedy  
Date of last transfer: March 6, 2009  
Purchase Price: \$180,000 (for 52.55+/-acres)  
Property Assessor's Value: \$51,700  
Improvements Square Footage: N/A

**Comment:** The property is needed to access adjacent state owned land where an artificial bat cave (SBC# 220/018-01-2012) was built. Additionally, it is to protect the associated natural bat cave that extends under this site as well. In addition to the sale price the following fees will be paid to the 3<sup>rd</sup> party and reported back to the ESC on the quarterly report:

Yellow Book Appraisal:	\$ 3,000
Environmental Data Research:	195
Closing Costs:	<u>431</u>
<b>Total NC Expenses</b>	<b>\$ 3,626</b>

**SSC Report:** 04/15/2013 Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for discussion.

**Minutes:** 04/22/2013 Peter Heimbach presented the request. Comptroller Wilson asked if they were developing a policy for reimbursement of fees, and was told "yes". Subcommittee 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 with reimbursement of approved expenses.

## TENNESSEE WILDLIFE AND 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:** Carroll County -31.96+/-acres - Birmingham Lane South., Milan, TN - Trans. No. 13-03-012 (Jackson)

**Purpose:** Acquisition in fee to acquire wetland property. The property adjoins and will become part of Jarrell Switch Wildlife Management Area (JSWMA). This wetland property is on the wetlands priority list under the provisions of the Wetland Acquisition Act.

**Estimated Sale Price:** Fair Market Value

**Source of Funding:** 2012/2013 Wetland Acquisition Funds (A)

**Owner(s):** Jeff Stinson

**Comment:** Date of last transfer: January 24, 2012  
Purchase Price: \$80,000  
Property Assessor's Value: \$42,200  
Improvements Square Footage: N/A

**SSC Report:** 04/15/2013 Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee with recommendation.

**Minutes:** 04/22/2013 Peter Heimbach presented the request. Subcommittee discussed with Gordon Martin, TWRA representative, the Agency's priority list process. Comptroller Wilson requested that a brief presentation be made at a future meeting describing the process in more detail. Secretary Hargett requested that the Subcommittee be provided a list of properties that didn't make the priority list, and Mr. Martin replied that he would do so. Subcommittee 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 MENTAL HEALTH AND SUBSTANCE ABUSE SERVICES

### Land Transaction

**Requested Action:** Disposal in fee for the further implementation of Lakeshore Master Plan with waiver of advertisement and appraisals

**Description:** Knox County – 65+/-acres Lakeshore Campus less the Willow and Greenbriar Cottages, Knoxville, TN – Trans No 13-04-004 (Walla)

**Purpose:** To comply with the terms of the Master Plan

**Original Cost to State:** Unknown

**Date of Original Conveyance:** 1872

**Grantor Unto State:** John J. Craig, etux

**Estimated Sale Price:** Grant to the City of Knoxville for recreational purposes

**Source of Funding:** City of Knoxville (REM Fees) (0)

**Grantee:** City of Knoxville

**Comment:** In 1999, the State and the City of Knoxville entered into the Agreement Concerning Implementation of Lakeshore Master Plan, which was then amended in 2010 by the First Amendment to Agreement Concerning Implementation of Lakeshore Master Plan (collectively, the "Master Plan") with respect to certain property owned by the State located in Knox County, Tennessee. Pursuant to the Master Plan, in the event the property is vacated by Lakeshore Mental Health Institute, the property is to be conveyed to the City. Conveyance is subject to a reversion clause whereby the property will revert back to the State, at the State's option, if not used for recreational purposes. On a permanent basis, the Department of Mental Health and Substance Abuse Services will retain only the Willow and Greenbriar Cottages on the Lakeshore Campus. The State desires to convey all of the property it owns at the Lakeshore Campus, except the Willow and Greenbriar Cottages, to the City. The State will retain the utility and access easements necessary or desirable for the State's use of the cottages.

**SSC Report:** 04/15/2013 Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee with recommendation.

**Previous Action:** 07/30/1999 SBC Approved Master Plan  
01/14/2010 ESC Approved land swap transaction  
11/01/2010 ESC Deferred action due to reversionary clause omitted

**Minutes:** 04/22/2013 ESC Subcommittee approved disposal in fee for the further implementation of Lakeshore Master Plan with waiver of advertisement and appraisals.



DEPARTMENT OF GENERAL SERVICES

**Statewide**

**Requested Action:** Approval to award a contract to the best evaluated proposer

**Project Title:** Job Order Contract

**Project Description:** Provide a Job Order Contract (JOC) with a method by which alterations, changes, repairs, renovations, maintenance projects and related work are accomplished at State facilities on a work order basis.

**SBC Number:** 529/000-01-2013 (FRF)

**Total Project Budget:** \$1,000,000.00

<b>Source of Funding:</b>	\$ 500,000.00	FRF Operating Funds	(A)
	250,000.00	Various Agency Funds	(A/O)
	250,000.00	Various Project Funds	(A/O)

**Comment:** The JOC would be exclusive to the Facilities Revolving Fund (FRF). A separate Statewide JOC would be available as a second for FRF. The contract start date is June 1, 2013 and the term of the contract is two (2) years with three, one (1) year extension options.

**Previous Action:** 03/14/2013 SBC Approved issuance of an RFP  
04/11/2013 SBC Referred to ESC with authority to act

**Minutes:** 04/22/2013 ESC Approved award to Dillingham & Smith

DEPARTMENT OF GENERAL SERVICES

**Statewide**

**Requested Action:** Approval to award a contract to the best evaluated proposer

**Project Title:** Job Order Contract

**Project Description:** Provide a Job Order Contract (JOC) with a method by which alterations, changes, repairs, renovations, maintenance projects and related work are accomplished at State facilities on a work order basis.

**SBC Number:** 460/000-01-2013 (Statewide)

**Total Project Budget:** \$ 1,000,000.00

**Source of Funding:** \$ 500,000.00 Various Agency Funds (A/O)  
500,000.00 Various Project Funds (A/O)

**Comment:** The JOC would have the ability to perform work in all facilities across the State and would serve as the second JOC for any agency specific contracts, including the Facilities Revolving Fund (FRF). The contract start date is June 1, 2013 and the term of the contract is two (2) years with three, one (1) year extension options.

**Previous Action:** 03/14/2013 SBC Approved issuance of an RFP  
04/11/2013 SBC Referred to ESC with authority to act

**Minutes:** 04/22/2013 ESC Approved award to R.L. Alvarez Construction

## DEPARTMENT OF GENERAL SERVICES

### Land Transaction

**Requested Action:** Approval of disposal in fee

**Description:** Davidson County – 152+/-acres – 1250 Foster Avenue, Nashville, TN – Trans. No. 13-04-003 (Walla/Jones)

**Purpose:** Disposal in fee for a portion of the Tennessee Preparatory School (TPS) Campus that is in excess of the needs of the State

**Original Cost to State:** Multiple

**Date of Original Conveyance:** Multiple conveyances beginning July 1887

**Grantor Unto State:** Various

**Estimated Sale Price:** Fair Market Value

**Comment:** The proposed sale shall be that portion of the TPS campus not utilized by the State or by Metro Government of Nashville and Davidson County totaling approximately 152 acres. The site is improved with the Hardison Complex which is vacant and closed as well as the Menzler, Nix, Sills and Scott are four (4) quads which are on short term leases to non-State entities. The State will retain the utility easements and access necessary or desirable for continued use by the State and Metro Nashville.

**SSC Report:** 04/15/2013 Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee with recommendation.

**Minutes:** 04/22/2013 Approved disposal in fee

## DEPARTMENT OF GENERAL SERVICES

### Land Transaction

#### **Report Item:**

Pursuant to *SBC By-laws, Policy and Procedures*, Item 8.01 (J) Report Item as approved on September 2011.

For all acquisition and disposals of interest in real property, closed in the previous quarter, that have been previously approved by the Executive Subcommittee, the following information shall be reported back to the Executive Sub Committee by STREAM on a quarterly basis for the period of January 1, 2013 – March 30, 2013

1. Resulting appraisal value(s)
2. Final purchase or sales price
3. Amount(s) and source of funding used or received
4. 3<sup>rd</sup> Party Costs

**Minutes:**        04/22/2013        Subcommittee accepted the report as presented.

## STATE BUILDING COMMISSION

### Minutes of Executive Subcommittee Meeting

- 1) Approved the Minutes of the Executive Subcommittee meetings held on March 15 and 25, 2013.

### Policy & Procedures - SBC

- 1) State Architect Bob Oglesby requested approval of a revision to Item 7.07 - Evaluation of Proposals for State leases as found in the *SBC By-laws, Policy & Procedures*. He stated that the modification allows the State to evaluate leases according to one of two cost methods: average annual cost (current method), or net present value (new method). Additionally, he said, the policy allows the use of qualitative criteria to determine a "best evaluated proposal" that would not be solely based on cost. Finally, the policy will allow the use of negotiation pending the approval of a State procurement agency's lease negotiation policy by the Executive Subcommittee. Comptroller Wilson stated that it had been reviewed by Staff and their suggestions were incorporated, and he made a motion to approve the request. The motion was properly seconded and passed without objection.

### Policy & Procedures – OSA

- 1) Mr. Oglesby requested acknowledgment of a revision to the Design/Build Delivery Method for Construction as found in the Office of the State Architect (OSA) Policy & Procedures. He stated that Design-Build One ("DB-1") had been newly defined in the OSA Policy & Procedures as a delivery method that may be used for projects where the resulting construction work does not result in a substantial or material change to the facility or to its use. He said that a project utilizing this DB-1 method does not directly affect the Health, Safety and Welfare ("HSW"), and the required design work is secondary or incidental to successfully completing the project, such as maintenance type projects, equipment replacement projects, and/or limited improvements. Subcommittee acknowledged the request as presented.
- 2) Mr. Oglesby requested acknowledgment of a revision to the Designer Selection Process as found in the OSA Policy & Procedures. He stated that these revisions further clarify, focus and simplify the selection of Designers by each of the three State Procurement Agencies (SPAs) on capital projects. Subcommittee acknowledged the request as presented.
- 3) Mr. Oglesby stated that, as a technical standard developed by the OSA, he requested acknowledgment of the release of new State of Tennessee Building Information Modeling (BIM) requirements, which will be located on the OSA's website. He said the Mission of the new requirements is to utilize BIM technology to create building projects with greater long term owner value through an enhanced design, construction, and operations process. He said they have been established for the consistent development and management of BIM on State building projects. He added that the BIM Requirements are not an SBC requirement on any or all projects, but are available to be used at the discretion of the three State Procurement Agencies on projects where they

will apply to Designers and their Consultants, and/or Contractors and their Subcontractors for projects designated to use BIM by one of the SPAs. Additionally, these BIM Requirements may also be voluntarily used by Designers, and/or Contractors working on State projects who choose on their own to use BIM and agree to do so according to the State's standards. After Comptroller Wilson confirmed that this was discretionary with STREAM, UT and TBR, Subcommittee acknowledged the request as presented.

## Designer Selections

- 1) Subcommittee acknowledged the reporting of a revision in contract responsibilities on a project for Mechanical/Electrical Upgrades at the State Capitol (SBC No. 529/005-01-2005) with Centric Architecture as the lead design team member and Smith Seckman Reid as consulting engineer on the renovation of the Legislative Plaza/War Memorial Building phase.
- 2) 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.
  - a) **Middle Tennessee State University**  
(McFarland Building Renovations)  
Total Project Budget: \$2,000,000.00  
SBC Project No. 166/009-01-2013  
Designer: **STREET DIXON RICK**
  - b) **Tennessee Technological University**  
(Warf & Ellington Residence Hall Upgrade)  
Total Project Budget: \$3,130,000.00  
SBC Project No. 166/011-01-2013  
Designer: **MAFFETT LOFTIS ENGINEERS**

## DEPARTMENT OF GENERAL SERVICES

### Special Item

- 1) Review of a request for approval of the Department's lease RFP utilizing qualifications based selection for the following groups:
  - a. Memphis – approximately 100,000 rsf
  - b. Nashville – approximately 70,000 rsf
  - c. Chattanooga – approximately 155,000 rsf
  - d. Knoxville – approximately 60,000 rsf

**Minutes:** 04/22/2013 Comptroller Wilson stated that his office had received the RFP on Friday at 2:45 p.m. and indicated they had some questions that they had not had time to get addressed prior to this meeting. Comptroller Wilson asked if the item was time sensitive and if it could be deferred for a week or two. Peter Heimbach indicated it was time sensitive and this would push it out time wise and he would like to try and get it done this week. Comptroller Wilson stated that the ESC could have a meeting this week with 48 hour notice. The item was deferred to a special-called ESC meeting to be scheduled later this week.

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There being no further business, the meeting adjourned at 10:50 a.m.

TENNESSEE BOARD OF REGENTS

**Land Transaction**

<b>Requested Action:</b>	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
<b>Description:</b>	Putnam County – 0.10+/-acres – 227 W. 7 <sup>th</sup> Street, Cookeville, TN – Trans. No. 13-03-001 (Maholland)
<b>Purpose:</b>	Acquisition in fee to acquire property for future parking needs. This transaction is in the Tennessee Technological University (TTU) 2010 Master Plan.
<b>Estimated Sale Price:</b>	Fair Market Value
<b>Source of Funding:</b>	Campus Plant, Non-Auxiliary Funds (A)
<b>Owner(s):</b>	Ricky Glyn Gentry
<b>Comment:</b>	Date of last transfer: May, 2010 Purchase Price: N/A Property Assessor's Value: \$63,100 Improvements Square Footage: 1,196
<b>SSC Report:</b>	04/15/2013. Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.
<b>Minutes:</b>	04/22/2013. 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 MILITARYLand Transaction

<b>Requested Action:</b>	<b>Approval of disposal by lease with waiver of advertisement and appraisals</b>
<b>Description:</b>	Shelby County – 1.0+/-acres – 2630 East Holmes Rd., Memphis, TN – Trans. No. 12-10-007 (Woodard)
<b>Purpose:</b>	Disposal by lease
<b>Term:</b>	Five (5) years to commence upon execution
<b>Consideration:</b>	\$5.00 term of lease
<b>Lessor:</b>	State of Tennessee
<b>Lessee:</b>	Central United States Earthquake Consortium (CUSEC)
<b>Source of Funding:</b>	12/13 Military Operating Funds (REM Fees) (A)
<b>Comment:</b>	Military and CUSEC has agreed to lease the property located at the Memphis Armory, for a period of five (5) years. The leased property consists of one residential house, detached storage building, twelve (12) parking spaces and approximately 1.2+/-acres. In response to the request of the Attorney General, it was determined that a transfer to CUSEC was acceptable with a reversion clause given the nature of their public purpose mission.
<b>SSC Report:</b>	11/09/2012 Peter Heimbach summarized the transaction. Staff deferred request until opinion of the Attorney General is obtained.
<b>SSC Report:</b>	04/15/2013 Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.
<b>Minutes:</b>	04/22/2013. Approved disposal by lease with waiver of advertisement and appraisals.

WILDLIFE AND RESOURCES AGENCYLand Transaction

<b>Requested Action:</b>	Approval to obtain title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value and utilize third party for the transaction with waiver of advertisement and one appraisal
<b>Description:</b>	White County – 41+/-acres – Caney Fork River, Sparta, TN – Trans. No. 13-03-007 (Jackson)
<b>Purpose:</b>	Acquisition in fee to acquire property. The property is on the wetlands priority list under the provisions of the Wetland Acquisition Act. This tract will be conveyed to the State for Fair Market Value or below. The Land Trust is working to secure with private grant funds.
<b>Estimated Sale Price:</b>	Fair Market Value
<b>Source of Funding:</b>	2012/2013 Wetland Acquisition Funds (A)
<b>Owner(s):</b>	C.R. Cunningham
<b>Comment:</b>	Date of last transfer: February 29, 2000 Purchase Price: \$103,619 Property Assessor's Value: \$27,900 Improvements Square Footage: N/A  Any 3 <sup>rd</sup> party transaction cost will be reported on the quarterly report
<b>SSC Report:</b>	04/15/2013 Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.
<b>Minutes:</b>	04/22/2013. Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value and utilize third party for the transaction with waiver of advertisement and one appraisal.

TENNESSEE WILDLIFE AND RESOURCES AGENCYLand Transaction

<b>Requested Action:</b>	Approval to obtain title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value and utilize third party for the transaction with waiver of advertisement and one appraisal
<b>Description:</b>	White County –347+/-acres – Caney Fork River, Sparta, TN – Trans. No. 13-03-008 (Jackson)
<b>Purpose:</b>	Acquisition in fee to acquire property. The property is on the wetlands priority list under the provisions of the Wetland Acquisition Act. This tract will be conveyed to the State for Fair Market Value or below. The Land Trust is working to secure with private and grant funds.
<b>Estimated Sale Price:</b>	Fair Market Value
<b>Source of Funding:</b>	2012/2013 Wetland Acquisition Funds (A)
<b>Owner(s):</b>	C.R. Cunningham
<b>Comment:</b>	Date of last transfer: January 2, 1900 Purchase Price: N/A Property Assessor's Value: \$210,800 Improvements Square Footage: N/A  Any 3 <sup>rd</sup> party transaction cost will be reported on the quarterly report
<b>SSC Report:</b>	04/15/2013 Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.
<b>Minutes:</b>	04/22/2013. Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value and utilize third party for the transaction with waiver of advertisement and one appraisal.

TENNESSEE WILDLIFE AND RESOURCES AGENCYLand Transaction

<b>Requested Action:</b>	Approval to obtain title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value and utilize third party for the transaction with waiver of advertisement and one appraisal
<b>Description:</b>	White County –60+/-acres – Mitchell Cemetery Rd., Sparta, TN – Trans. No. 13-03-009 (Jackson)
<b>Purpose:</b>	Acquisition in fee to acquire property. The property is on the wetlands priority list under the provisions of the Wetland Acquisition Act. This tract will be conveyed to the State for Fair Market Value or below. The Land Trust is working to secure with private and grant funds.
<b>Estimated Sale Price:</b>	Fair Market Value
<b>Source of Funding:</b>	2012/2013 Wetland Acquisition Funds (A)
<b>Owner(s):</b>	C.R. Cunningham
<b>Comment:</b>	Date of last transfer: January 1, 1900 Purchase Price: N/A Property Assessor's Value: \$40,800 Improvements Square Footage: N/A  Any 3 <sup>rd</sup> party transaction cost will be reported on the quarterly report
<b>SSC Report:</b>	04/15/2013 Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.
<b>Minutes:</b>	04/22/2013. Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value and utilize third party for the transaction with waiver of advertisement and one appraisal.

TENNESSEE WILDLIFE AND RESOURCES AGENCY

**Land Transaction**

**Requested Action:** Approval to obtain title work, appraisal, survey, phase 1 environmental assessment and accept as gift with waiver of advertisement and one appraisal

**Description:** White County –12.56+/-acres – Breeding Farm Rd., Sparta, TN – Trans. No. 13-03-010 (Jackson)

**Purpose:** Acquisition by gift to preserve the wetlands. This land is being donated by Wal-Mart to mitigate destruction of wetlands.

**Estimated Sale Price:** Gift

**Source of Funding:** Wal-Mart (REM Fees) (O)


**Owner(s):** Wal-Mart Real Estate

**Comment:** Date of last transfer: December 23, 2002  
Purchase Price: 40,000  
Property Assessor's Value: \$28,700  
Improvements Square Footage: N/A

**SSC Report:** 04/15/2013 Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.

**Minutes:** 04/22/2013. Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and accept as gift with waiver of advertisement and one appraisal.

Approved:

  
Commissioner Mark A. Emkes  
Department of Finance and Administration