

MINUTES
STATE BUILDING COMMISSION
Executive Subcommittee
August 4, 2014

The State Building Commission Executive Subcommittee met this day at 1:30 p.m. in House Hearing Room 30, Legislative Plaza, Nashville, Tennessee. Commissioner Larry Martin called the meeting to order at 1:34 p.m. and requested action on the following matters as presented by State Architect Peter Heimbach.

STATE BUILDING COMMISSION SUB-COMMITTEE MEMBERS PRESENT

Larry Martin, Commissioner, Department of Finance and Administration
Tre Hargett, Secretary of State
Justin Wilson, Comptroller of the Treasury

STATE BUILDING COMMISSION SUB-COMMITTEE MEMBERS ABSENT

David Lillard, State Treasurer

OTHERS PRESENT

Peter Heimbach, State Architect
Georgia Martin, Office of the State Architect
Kathy Stickel, Comptroller's Office
Jonathan Rummel, Secretary of State's Office
Bruce Davis, Legislative Budget Office
Whitney Goetz, Treasurer's Office
Janie Porter, Attorney General's Office
Robbi Stivers, University of Tennessee
Dick Tracy, Tennessee Board of Regents
Diane Uhler, Tennessee Board of Regents
Chloe Shafer, Office of the State Architect
Ann McGauran, Department of General Services
Mark Cherpack, Department of Finance and Administration
Lauren Ridenour, Department of Finance and Administration
Wendell Cheek, Department of Veterans Affairs
John Dunn, Comptroller's Office
Crystal Collins, THEC
Steven Gentile, THEC
Marcos Makohon, Department of General Services
Steve Westerman, Department of Correction
Emily Gibson, Department of Correction
State Senator Ken Yager
Don Edwards, Morgan County Executive
Lisa Rutherford, Director, Morgan County Economic Development Board, Inc.

CONSENT AGENDA

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

- A. Agency: **University of Tennessee – Knox County**
Transaction: Acquisition to obtain alley rights-of-way
Provision: Waiver of advertisement and appraisals
- B. Agency: **Tennessee Board of Regents – Putnam County**
Transaction: Acquisition in Fee
Provision: Waiver of advertisement and one appraisal
- C. Agency: **Tennessee Board of Regents – Putnam County**
Transaction: Acquisition in Fee
Provision: Waiver of advertisement and one appraisal
- D. Agency: **Tennessee Board of Regents – Putnam County**
Transaction: Acquisition in Fee
Provision: Waiver of advertisement and one appraisal
- E. Agency: **Department of General Services – Davidson County**
Transaction: Extension of lease groundbreaking term with Option to Purchase
Provision: Waiver of advertisement and appraisals
- F. Agency: **Tennessee Wildlife Resources Agency – Gibson County**
Transaction: Acquisition in Fee
Provision: Utilize third party with waiver of advertisement and one appraisal
- G. Agency: **Tennessee State Veterans Homes Board – Montgomery County**
Transaction: Acquisition in Fee
Provision: Waiver of advertisement and one appraisal
- H. Agency: **Department of Economic & Community Development – Haywood County**
Transaction: Modify source of funding
- I. Agency: **Department of Economic & Community Development – Fayette County**
Transaction: Disposal by Easement
Provision: Waiver of advertisement and appraisals
- J. Agency: **Department of Environment and Conservation – Marshall County**
Transaction: Disposal by Easement
Provision: Waiver of advertisement and appraisals
- K. Agency: **Department of Environment and Conservation – Williamson County**
Transaction: Acquisition by Conservation Easement
Provision: Waiver of advertisement and appraisals
- L. Agency: **Department of Environment and Conservation – Dekalb County**
Transaction: Acquisition in Fee
Provision: Utilize third party with waiver of advertisement and one appraisal

TENNESSEE BOARD OF REGENTS

Walters State Community College, Morristown @ Greenville, Greene County, Tennessee

Requested Action: Approval of a revision in source(s) of funding

Project Title: Greene County Expansion

Project Description: Construct a new facility and selective demolition as needed.

SBC Number: 166/023-01-2011

Total Project Budget: \$27,250,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Total</u>			
	\$ 9,000,000.00	\$ 0.00	\$ 9,000,000.00	10/11	CurrFunds-CapImprov	(A)
	13,158,769.00	(9,100,000.00)	4,058,769.00		Gifts	(O)
	2,250,000.00	(1,952,655.00)	297,345.00		Plant (non-auxiliary)	(A)
	500,000.00	0.00	500,000.00		TDOT ARC grant	(O)
	1,000,000.00	0.00	1,000,000.00		TDOT, Multimodal Access	(O)
	1,341,231.00	0.00	1,341,231.00		TDOT, Trnsprt. Alternative	(O)
	0.00	8,000,000.00	8,000,000.00		TSSBA (gifts)	(A)
	0.00	1,100,000.00	1,100,000.00		Donated land value	(O)
	0.00	1,952,655.00	1,952,655.00		Land sale proceeds	(O)
Original Project Budget:	\$27,250,000.00					
Change in Funding:		\$0.00				
Revised Project Budget:			\$27,250,000.00			

Comment: Revisions include funding clarifications which recognize the land sale proceeds and the donated land value separate from the gift and plant funds. This will be funded by gifts and pledges and the TSSBA funding will require no tax dollars for repayment.

Previous Action:

- 01/13/2011 SBC Approved project
- 01/24/2011 ESC Selected designer (Fisher + Associates)
- 07/14/2011 SBC Revised scope & funding & issue RFP for CM/GC
- 11/10/2011 SBC Awarded CM/GC (Johnson & Galyon) and approved EDP
- 12/12/2013 SBC Revised budget and funding

Minutes: 08/04/2014 ESC Comptroller Wilson asked if this will require general tax dollars. Dick Tracy responded that it will be funded by gifts and pledges and the TSSBA funding will require no tax dollars. Subcommittee approved the revision in sources of funding.

TENNESSEE BOARD OF REGENTS

Tennessee Technological University, Cookeville, Putnam County, Tennessee

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

Project Title: Demolition – 224 West Eighth Street

Project Description: This project provides for the demolition of the building at 224 West Eighth Street in Cookeville, Tennessee in accordance with the TTU Master Plan.

SBC Number: 166/011-09-2014

Total Project Budget: \$10,000.00

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

Comment: The TN Historical Commission has determined that this project will not adversely affect the State-owned resource of 50+ years and no further action is necessary.

Minutes: 08/04/2014 ESC Approved a project, budget, scope and source of funding.

TENNESSEE BOARD OF REGENTS

Tennessee Technological University, Cookeville, Putnam County, Tennessee

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

Project Title: Demolition – 234 West Eighth Street

Project Description: This project provides for the demolition of the building at 234 West Eighth Street in Cookeville, Tennessee in accordance with the TTU Master Plan.

SBC Number: 166/011-08-2014

Total Project Budget: \$10,000.00

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

Comment: The TN Historical Commission has determined that this project will not adversely affect the State-owned resource of 50+ years and no further action is necessary.

Minutes: 08/04/2014 ESC Approved a project, budget, scope and source of funding

TENNESSEE BOARD OF REGENTS

University of Memphis Lambuth Campus, Jackson, Madison County, Tennessee

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

Project Title: Demolition – Eight Buildings

Project Description: This project provides for the demolition of eight-buildings in Jackson, Tennessee in accordance with the UoM Master Plan. This project includes 540 Burkett Street, 300 Maple Street, 339 Fairgrounds Street, 914 W. King Street, 910 W. King Street, 909 W. King Street, 907 W. King Street, and 918 W. King Street.

SBC Number: 166/007-09-2014

Total Project Budget: \$120,000.00

Source of Funding: \$120,000.00 Plant (Non-Auxiliary) (A)

Comment: The TN Historical Commission has determined that this project will not adversely affect the State-owned resource of 50+ years and no further action is necessary.

Minutes: 08/04/2014 ESC Approved a project, budget, scope and source of funding.

DEPARTMENT OF GENERAL SERVICES

Andrew Jackson State Office Building, Nashville, Davidson County, Tennessee

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

Project Title: Exterior Maintenance

Project Description: Clean, re-caulk and reseal the stone exterior and windows. Abate asbestos containing caulk.

SBC Number: 460/073-01-2011

Total Project Budget: \$2,900,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$2,050,000.00	\$ 0.00	\$2,050,000.00	11/12	FRF-CurrFunds-CapMaint	(A/R)
	0.00	850,000.00	850,000.00		FRF-CurrFunds-CapMaint	(R)
Original Project Budget:	<u>\$2,050,000.00</u>					
Change in Funding:		\$850,000.00				
Revised Project Budget:			\$2,900,000.00			

Comment: Additional funding is being requested to remediate asbestos found in the existing caulk.

Previous Action: 09/08/2011 SBC Approved project
 09/29/2011 ESC Selected designer (Hart Freeland Roberts)
 05/10/2012 SBC Revised funding
 07/10/2014 SBC Referred to the ESC with authority to act

Minutes: 08/04/2014 ESC Approved a revision in project budget, scope and source(s) of funding.

DEPARTMENT OF CORRECTION

Land Transaction

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

Description: Morgan County – 285 +/- acres – Brushy Mountain Prison complex (“Brushy”), Petros, TN – Trans. No. 14-05-019 (Tract 1)

Purpose: Disposal in fee of property for which the State has no intended use.

Estimated Price: Fair Market Value

Source of Funding: 10/11 Current Funds – Capital Outlay (REM Fees) (A)
SBC # 142/001-01-2008

Grantee: Morgan County Economic Development Board, Inc.

Comment: The use of Brushy as a detention-related facility is no longer economically or safely feasible. Demolition/abatement costs exceed the value of the land.

Morgan County has a definitive plan for the conversion of the majority of the Brushy property. The plan also includes placing a conservation easement on lands abutting Frozen Head State Park to further protect the park from development. Conveyance will be accomplished by two deeds. Second deed will be transferred once TDOC is no longer operating the waste water treatment plant.

The State will retain easements for the benefit of the State for 1) access and maintenance of the inmate cemetery in the Southwest portion of the property and 2) utilities to provide service to the existing State owned and operated communications tower located on Frozen Head Mountain. The deed will also reserve an easement for Clinton Utilities Board to run the necessary electric lines for the communications tower.

The Tennessee Historical Commission has determined that the *disposal* of this 50+ year old property does adversely affect this State-owned resource and consultation with this office is encouraged to explore alternatives that would avoid, minimize or mitigate the adverse effect.

Date of last transfer: 1894
Original Cost to the State: Unknown
Previous Owner: East Tennessee Land Company
Property Assessor’s Value: N/A (11,270 acres/portion of)
Improvements Square Footage: 222,120

Continued...

...Continued:

Minutes:

08/04/2014 ESC Deputy Commissioner Emily Gibson presented the transaction. Subcommittee recognized Senator Ken Yager, Lisa Rutherford, Director, MDEDB, and Don Edwards, Morgan County Executive. Mr. Edwards expressed his appreciation of the Subcommittee stating that this property was going to benefit Morgan County and help increase the economic capacity for development. Comptroller Wilson asked if anyone from the Tennessee Historical Commission was present, and they were not. He asked that the easements first be approved by the State Architect. Subcommittee approved disposal in fee with waiver of advertisement and one appraisal, subject to the easements being approved by the State Architect.

DEPARTMENT OF CORRECTION

Land Transaction

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

Description: Morgan County – 5+/-acres – Brushy Mountain Prison complex, Petros, TN – Trans. No. 14-07-010 (Tract 2)

Purpose: Disposal in fee of property for which the State has no intended use.

Estimated Price: No Cost – Mutual Benefit

Source of Funding: 10/11 Current Funds – Capital Outlay (REM Fees) (A)
SBC # 142/001-01-2008

Grantee: Clinton Utilities Board

Comment: Disposal of State's remainder interest and grant of land to allow Clinton Utilities Board means for needed expansion.

Date of last transfer: 1894
Original Cost to the State: Unknown
Previous Owner: East Tennessee Land Company
Property Assessor's Value: N/A (11,270 acres/portion of)

Minutes: 08/04/2014 ESC Approved disposal in fee with waiver of advertisement and appraisals.

DEPARTMENT OF CORRECTION

Land Transaction

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

Description: Morgan County – 1 +/-acres – Brushy Mountain Prison complex, Petros, TN – Trans. No. 14-07-011 (Tract 3)

Purpose: Disposal in fee of property for which the State has no intended use.

Estimated Price: No Cost

Source of Funding: 10/11 Current Funds – Capital Outlay (REM Fees) (A)
SBC # 142/001-01-2008

Grantee: Highland Telephone Cooperative

Comment: Highland Telephone Cooperative needs space for building of a septic system when the Brushy waste water treatment plant goes offline.

Property shall revert to the State at state’s option if no longer used for public purpose.

Date of last transfer: 1894
Original Cost to the State: Unknown
Previous Owner: East Tennessee Land Company
Property Assessor’s Value: N/A (11,270 acres/portion of)

Minutes: 08/04/2014 ESC Approved disposal in fee with waiver of advertisement and appraisals.

DEPARTMENT OF CORRECTION

Land Transaction

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

Description: Morgan County – 1.25+/-acres – Brushy Mountain Prison complex, Petros, TN – Trans. No. 14-07-012 (Tract 4a)

Purpose: Disposal in fee of property for which the State has no intended use and to clear boundary dispute.

Estimated Price: Equal Value Exchange

Source of Funding: 10/11 Current Funds – Capital Outlay (REM Fees) (A)
SBC # 142/001-01-2008

Grantee: Joseph and Joni Armes

Comment: Date of last transfer: 1894
Original Cost to the State: Unknown
Previous Owner: East Tennessee Land Company
Property Assessor's Value: N/A (11,270 acres/portion of)

Minutes: 08/04/2014 ESC Approved disposal in fee with waiver of advertisement and appraisals.

DEPARTMENT OF CORRECTION

Land Transaction

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

Description: Morgan County – 1.25+/-acres – Brushy Mountain Prison complex, Petros, TN – Trans. No. 14-07-013 (Tract 4b)

Purpose: Land swap to clear boundary dispute.

Estimated Price: Equal Value Exchange

Source of Funding: 10/11 Current Funds – Capital Outlay (REM Fees) (A)
SBC # 142/001-01-2008

Grantor: Joseph and Joni Armes

Comment: This land will help protect the reservoir.

Date of last transfer: Unknown
Purchase Price: Unknown
Property Assessor's Value: \$7,800

Minutes: 08/04/2014 ESC Approved obtaining title work, appraisal, survey, phase I environmental assessment and exercise option to acquire interest, not to exceed appraised value with waiver of advertisement and appraisals.

DEPARTMENT OF CORRECTION

Land Transaction

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

Description: Morgan County – 8 +/- acres – Brushy Mountain Prison complex, Petros, TN – Trans. No. 14-07-014 (Tract 5)

Purpose: Disposal in fee of property for which the State has no intended use and to clear boundary overlap.

Estimated Price: Fair Market Value

Grantee: Edward and Donna Seiber

Comment: Title to this portion was muddled when a corrective deed, from a third party, was recorded conveying a portion of this tract owned by the State to Edward and Donna Seiber.

Proceeds will be deposited into the Sentencing Act Fund in accordance with TCA 12-2-120.

Date of last transfer: 1894
Original Cost to the State: Unknown
Previous Owner: East Tennessee Land Company
Property Assessor's Value: N/A (11,270 acres/portion of)

Minutes: 08/04/2014 ESC Approved disposal in fee with waiver of advertisement and appraisals.

DEPARTMENT OF CORRECTION

Land Transaction

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

Description: Morgan County – 5 +/-acres – Brushy Mountain Prison complex, Petros, TN – Trans. No. 14-07-015 (Tract 6a)

Purpose: Disposal in fee of property for which the State has no intended use and to clear boundary dispute/encroachment.

Estimated Price: No Cost

Source of Funding: 10/11 Current Funds – Capital Outlay (REM Fees) (A)
SBC # 142/001-01-2008

Grantee: Joe Duncan

Comment: The southernmost portion of the Brushy property has been historically utilized as a cemetery by the adjacent property owners who operate a cemetery on their lands. Because of the liability associated with the operation of a cemetery and the historic use of the property by the adjacent cemetery operators, TDOC desires to convey the property to adjacent landowner.

Date of last transfer: 1894
Original Cost to the State: Unknown
Previous Owner: East Tennessee Land Company
Property Assessor's Value: N/A (11,270 acres/portion of)

Minutes: 08/04/2014 ESC Approved disposal in fee with waiver of advertisement and appraisals.

DEPARTMENT OF CORRECTION

Land Transaction

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

Description: Morgan County – 6 +/-acres – Brushy Mountain Prison complex, Petros, TN – Trans. No. 14-07-016 (Tract 6b)

Purpose: Disposal in fee of property for which the State has no intended use and to clear boundary dispute/encroachment.

Estimated Price: No Cost

Source of Funding: 10/11 Current Funds – Capital Outlay (REM Fees) (A)
SBC # 142/001-01-2008

Grantee: Roger Smith Armes

Comment: The southernmost portion of the Brushy property has been historically utilized as a cemetery by the adjacent property owners who operate a cemetery on their lands. Because of the liability associated with the operation of a cemetery and the historic use of the property by the adjacent cemetery operators, TDOC desires to convey the property to adjacent landowner.

Date of last transfer: 1894
Original Cost to the State: Unknown
Previous Owner: East Tennessee Land Company
Property Assessor's Value: N/A (11,270 acres/portion of)

Minutes: 08/04/2014 ESC Approved disposal in fee with waiver of advertisement and appraisals.

DEPARTMENT OF CORRECTION

Land Transaction

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

Description: Morgan County – 7.63 +/- acres – Brushy Mountain Prison complex, Petros, TN – Trans. No. 14-07-017 (Tract 7)

Purpose: Disposal in fee of property for which the State has no intended use.

Estimated Price: Fair Market Value

Comment: This tract contains road access to the cemetery and an adjacent tract. TDOC desires to quitclaim this property to the highest bidder of the adjacent landowners. The Fair Market Value will be based on the appraisal of an adjacent property

Proceeds will be deposited into the Sentencing Act Fund in accordance with TCA 12-2-120.

Date of last transfer: 1894
Original Cost to the State: Unknown
Previous Owner: East Tennessee Land Company
Property Assessor's Value: N/A (11,270 acres/portion of)

Minutes: 08/04/2014 ESC Approved disposal in fee with waiver of advertisement and appraisals.

DEPARTMENT OF CORRECTION

Land Transaction

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

Description: Morgan County – 17.5 +/-acres – Brushy Mountain Prison complex, Petros, TN – Trans. No. 14-07-018 (Tract 8)

Purpose: Disposal in fee of property for which the State has no intended use.

Estimated Price: No Cost

Source of Funding: 10/11 Current Funds – Capital Outlay (REM Fees) (A)
SBC # 142/001-01-2008

Grantee: Cumberland Utility District

Comment: The Cumberland Utility District utilizes a 16.26 acre tract that includes the reservoir and water treatment plant, and the property will revert to the State at the State's option if no longer used for public purposes.

Date of last transfer: 1894
Original Cost to the State: Unknown
Previous Owner: East Tennessee Land Company
Property Assessor's Value: N/A (11,270 acres/portion of)

Minutes: 08/04/2014 ESC Approved disposal in fee with waiver of advertisement and appraisals.

STATE BUILDING COMMISSION

Minutes of Executive Subcommittee Meeting

- 1) Approved the Minutes of the Executive Subcommittee meetings held on June 23 and July 10, 2014.

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.

- | | |
|---|--|
| <p>1) Ellington Agricultural Center
(Campus Upgrades – Interior Renovation)
Total Project Budget: \$3,238,661.66
SBC Project No. 100/000-03-2014
Designer: GOODWYN MILLS & CAWOOD</p> | <p>6) Middlebrook Office Building
(Paving & Site Repairs)
Total Project Budget: \$2,940,000
SBC Project No. 526/010-01-2014
Designer: COPE ASSOCIATES</p> |
| <p>2) Natchez Trace State Park
(Inn Roof Replacement)
Total Project Budget: \$530,000
SBC Project No. 126/057-01-2014
Designer: RICHARD C. RINKS & ASSOCIATES</p> | <p>7) R.S. Gass Complex
(Paving & Site Repairs)
Total Project Budget: \$690,000
SBC Project No. 529/020-01-2014
Designer: HETHCOAT & DAVIS</p> |
| <p>3) West TN Veterans Cemetery–Parkers Crossroads
(Cemetery Development)
Total Project Budget: \$5,500,000
SBC Project No. 682/006-01-2014
Designer: TLM ASSOCIATES</p> | <p>8) Motlow State Community College
(Campus Heat Recovery)
Total Project Budget: \$380,000
SBC Project No. 166/021-06-2014
Designer: OLIVER LITTLE GIPSON ENGINEERING</p> |
| <p>4) West TN Veterans Cemetery – Memphis
(Irrigation and Paving)
Total Project Budget: \$880,000
SBC Project No. 682/007-01-2014
Designer: A2H INC</p> | <p>9) Pellissippi State Community College
(Division Street Codes & Repairs)
Total Project Budget: \$500,000
SBC Project No. 166/032-01-2014
Designer: JOHNSON ARCHITECTURE</p> |
| <p>5) Department of General Services – Statewide
(Consultant – Middle TN Architect)
SBC Project No. 529/000-08-2012
Designer: GOODWYN MILLS & CAWOOD</p> | <p>10) Pellissippi State Community College
(Student Recreation Center Upgrades)
Total Project Budget: \$300,000
SBC Project No. 166/032-02-2014
Designer: STUDIO FOUR DESIGN</p> |

11) **Tennessee Technological University**
(Hooper Eblen & Fitness Center Boiler Installation)
Total Project Budget: \$1,750,000
SBC Project No. 166/011-10-2014
Designer: **MAFFETT LOFTIS ENGINEERING**

13) **University of Tennessee Chattanooga**
(Retrofit State Buildings)
Total Project Budget: \$4,000,000
SBC Project No. 540/005-06-2014
Designer: **DERTHICK HENLEY & WILKERSON**

12) **University of Tennessee Chattanooga**
(Utility Distribution Expansion)
Total Project Budget: \$5,300,000
SBC Project No. 540/005-04-2014
Designer: **WEST WELCH REED ENGINEERS**

Other Business

There being no other business, the meeting adjourned at 1:46 p.m.

UNIVERSITY OF TENNESSEELand Transaction

Requested Action:	Approval to obtain title work, survey, phase 1 environmental assessment and accept as gift, with waiver of advertisement and appraisals
Description:	Knox County – multiple right-of-way locations, City of Knoxville, TN – Trans. No. 14-07-001
Purpose:	Acquisition to obtain alley rights-of-way
Estimated Sale Price:	Gift
Source of Funding:	Plant Funds (Non Auxiliary) (A) (associated acquisition costs)
Owner(s):	City of Knoxville
Comment:	The proposed alley acquisitions will assist the campus in planning for future expansion and implementation of the master plan. Two of the closures are also needed to meet conditional requirements from the City of Knoxville for the transfer of Twentieth Street which was previously approved for acquisition. The unnamed alleys are in City Blocks 10405, 10581 and 10582. These are in the University of Tennessee's <u>2011 Master Plan</u> .
Minutes:	08/04/2014 ESC Approved obtaining title work, survey, phase 1 environmental assessment and accept as gift, with waiver of advertisement and appraisals.

TENNESSEE BOARD OF REGENTSLand Transaction

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

Description: Putnam County – 0.24+/- acres – 221 West Seventh Street, Cookeville, TN – Transaction No. 14-06-025 (Maholland)

Purpose: Acquisition in Fee to acquire vacant property. This property is in Tennessee Technological University's 2013 Master Plan. The property will be used for a future new building and related parking.

Estimated Sale Price: Fair Market Value

Source of Funding: Plant (Auxiliary-General) (A)

Owner(s): Kathleen H. Ragland

Comment: Date of last Transfer: August 20, 2010
Purchase Price: Unknown
Property Assessor's Value: \$26,900
Improvements Square Foot: NA

Minutes: 08/04/2014 ESC Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire, not to exceed appraised value with waiver of advertisement and one appraisal.

TENNESSEE BOARD OF REGENTSLand Transaction

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

Description: Putnam County – 0.30+/- acres – 224 West Eighth Street, Cookeville, TN – Transaction No. 14-06-026 (Maholland)

Purpose: Acquisition in Fee to acquire property and improvements consisting of a 720 sq. ft. building. This property is in Tennessee Technological University's 2013 Master Plan. The property will be used for a future new building and related parking.

Estimated Sale Price: Fair Market Value

Source of Funding: Plant (Auxiliary-General) (A)

Owner(s): Kathleen H. Ragland

Comment: Date of last Transfer: August 20, 2010
Purchase Price: Unknown
Property Assessor's Value: \$64,600
Improvements Square Foot: 720

Minutes: 08/04/2014 ESC Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire, not to exceed appraised value with waiver of advertisement and one appraisal.

TENNESSEE BOARD OF REGENTSLand Transaction

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

Description: Putnam County – 0.41+/- acres – 234 West Eighth Street, Cookeville, TN – Transaction No. 14-06-024 (Maholland)

Purpose: Acquisition in Fee to acquire property and improvements consisting of a 1,174 sq. ft. building. This property is in Tennessee Technological University's 2013 Master Plan. The property will be used for a future new building and related parking.

Estimated Sale Price: Fair Market Value

Source of Funding: Plant (Auxiliary-General) (A)

Owner(s): James H. Flatt

Comment: Date of last Transfer: December 12, 1987
Purchase Price: \$43,000
Property Assessor's Value: \$84,600
Improvements Square Foot: 1,174

Minutes: 08/04/2014 ESC Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire, not to exceed appraised value with waiver of advertisement and one appraisal.

DEPARTMENT OF GENERAL SERVICES

Land Transaction

Requested Action: Approval to extend lease ground-breaking term with Option to Purchase (Amendment #5) with waiver of advertisement and appraisals

Description: Davidson County – 2.93+/-acres – North side of Bicentennial Mall, Nashville, TN – Trans. No. 13-08-004 (Walla)

Purpose: Extend lease ground breaking date from October 31, 2014 to October 31, 2015 (amendment #5) for the National Museum of African American Music. Funding will come from Metro, private donations and fund raising projects.

Grantee: African American History Foundation of Nashville, Inc.

Comment: This amendment will provide for the immediate termination of this lease upon the effective date of any additional lease[s] entered into by the African American History Foundation of Nashville, Inc. for alternate land or space to accommodate or house the museum. Any proposed use that is a modification to the existing is expected to be a new lease subject to future ESC approval.

Previous Action:

06/21/2004	ESC	Approved conceptual lease agreement until final approval
09/20/2004	ESC	Approved the lease
10/19/2009	ESC	Approved extension of lease ground-breaking term
08/31/2010	ESC	Approved extension of lease ground-breaking term
09/19/2011	ESC	Approved extension of lease ground-breaking term
09/23/2013	ESC	Approved extension of lease ground-breaking term

Minutes: 08/04/2014 ESC Approved extension of lease ground-breaking term with Option to Purchase (Amendment #5) 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 and to utilize third party for this transaction with waiver of advertisement and one appraisal
Description:	Gibson County – 419+/-acres – Bluff Rd., Tigrett Wildlife Management Area – Trans. No. 14-05-012 (M. Berry)
Purpose:	Acquisition in fee for the purchase of wetland property known as the Harrell Tract.
Estimated Price:	Fair Market Value
Source of Funding:	14/15 Wetlands Acquisition Fund (A)
Owner(s):	Jack Finch
Comment:	<p>The Conservation Fund (TCF) will be the requested third party. No third party costs are requested in excess of the appraised value. A third party is being used because of the need to close more quickly than would be possible under the State process due to the pressure of surrounding development.</p> <p>The purchase of this property will protect and preserve wetlands and other watershed functions while providing continuity of habitat, hunting and other recreation. No additional management costs are anticipated with this transaction. The property will adjoin Tigrett WMA.</p> <p>Date of last transfer: April 18, 2014 Purchase Price: \$45,000 Property Assessor's Value: \$8,200 (17 acres) Improvements Square Footage: N/A</p> <p>Date of last transfer: April 10, 2014 Purchase Price: \$301,500 Property Assessor's Value: \$80,400 (402 acres) Improvements Square Footage: N/A</p>
Minutes:	08/04/2014 ESC Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value and to utilize third party for this transaction with waiver of advertisement and one appraisal.

TENNESSEE STATE VETERANS HOMES BOARDLand 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: Montgomery County – 1.93+/-acres – Arrowood Dr., Clarksville, TN – Trans. No. 14-06-017 (Maxwell)

Purpose: Acquisition in fee to purchase property for future expansion.

Estimated Price: Fair Market Value

Source of Funding: TN Veterans Homes Board Operating Fund (O)

Owner(s): Russell, Holleman, Mabry and Mabry, G.P.

Comment: Date of last transfer: April 7, 2008
Purchase Price: N/A
Property Assessor's Value: \$574,100 (10.40 acres) portion of
Improvements Square Footage: N/A

Minutes: 08/04/2014 ESC 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 ECONOMIC AND COMMUNITY DEVELOPMENT

Land Transaction

Requested Action: Approval to modify source of funding

Description: Haywood County – 26.34+/-acres – Memphis Regional Megasite (Miller)

Purpose: Acquisition by easements to construct force main waste water utility line. The State will acquire permanent and temporary easements to serve the Megasite.

Estimated Sale Price: Fair Market Value

SBC Project Number: 529/000-02-2010

Source of Funding: 10/11 Current Funds - Capital Improvement (A)

Comment: A revision in funding is requested to align the funding source with the SBC project number.

Previous Action: 02/21/2012 ESC Approved entering into a Land/Improvement Purchase Options to acquire or accept as gift properties located adjacent to the Memphis Regional Megasite, and waiver of appraisals.
07/30/2013 ESC Approved acquiring utility easements which will be reported to the ESC on the quarterly report.

Minutes: 08/04/2014 ESC Approved modifying source of funding.

DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENTLand Transaction

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

Description: Fayette County - .2+/-acres – Memphis Regional Megasite - Trans. No. - 14-07-019 (Miller)

Purpose: Disposal by easement for electrical lines to Chickasaw Electric Company.

Estimated Price: No Cost – Mutual Benefit

Source of Funding: 10/11 Current Funds - Capital Improvement (REM fees) (A)
SBC # 529/000-02-2010

Grantee: Chickasaw Electric Company

Comment: Chickasaw Electric Company needs the easement to relocate power lines due to TDOT's Exit 42 project.

Minutes: 08/04/2014 ESC Approved disposal by easement with waiver of advertisement and appraisals.

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Land Transaction

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

Description: Marshall County – .1+/-acres – 2020 River Rd., Henry Horton State Park, Chapel Hill, TN – Trans. No. 14-06-22 (Maxwell)

Purpose: Disposal by easement to allow the use of a utility pole, located on State property, which will supply electricity to an adjacent property.

Estimated Price: No Cost

Source of Funding: Private owner (REM fees) (O)

Grantee: Duck River Electric Membership Corp.

Comment: For the benefit of Scott and Mia Butler

Date of last transfer: November 30, 2010
 Original Cost to the State: N/A
 Previous Owner: Wayne & Kristina Wesson
 Property Assessor's Value: \$14,100 (5.21 acres)
 Improvements Square Footage: N/A

Minutes: 08/04/2014 ESC Approved disposal by easement 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 - 0.2+/-acres – 110 Cleburne St., Franklin, TN – Trans. No. 14-06-023 (Maxwell)
Purpose:	Acquisition by conservation easement to provide the addition and preservation of the Franklin Battlefield known as the Eley tract.
Estimated Price:	Gift
Source of Funding:	Civil War Trust (REM fees) (O)
Owner(s):	Maggie Louise Eley
Comment:	The Civil War Trust will acquire the property with grant funds and donate the property to a local non-profit, known as Franklin's Charge, after recordation of the conservation easement. Tennessee Historical Commission has agreed to hold the conservation easement in perpetuity. Date of last transfer: December 31, 2008 Purchase Price: N/A Property Assessor's Value: \$216,600 (0.2 acres) Improvements Square Footage: 1,722
Minutes:	08/04/2014 ESC Approved accepting conservation easement with waiver of advertisement and appraisals.

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 and to utilize third party for the transaction with waiver of advertisement and one appraisal

Description: Dekalb County – 168.66+/-acres – Hwy 141, Edgar Evins State Park, Silver Point, TN – 14-06-020 (Maxwell)

Purpose: Acquisition in fee to purchase property for the protection of viewshed, watershed and provide a buffer between the main area of the park and any encroaching development.

Estimated Price: Fair Market Value

Source of Funding: 14/15 State Lands Acquisition Fund (A)

Owner(s): James E. Smith & South Maple Development LLC

Comment: The Conservation Fund (TCF) is the requested third party. Third party costs are estimated to be \$31,000. A third party is being used because of the need to close more quickly than would be possible under the State process due to the pressure of surrounding development. No additional management or operating costs are anticipated due to this acquisition.

Date of last transfer: December 26, 2005

Purchase Price: \$239,117

Property Assessor's Value: \$362,600

Improvements Square Footage: N/A

Minutes: 08/04/2014 ESC Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value and to utilize third party for the transaction with waiver of advertisement and one appraisal.

Approved:



Tre Hargett
Secretary, State Building Commission Executive Subcommittee
Secretary of State