

MINUTES
STATE BUILDING COMMISSION
Executive Subcommittee
November 21, 2011

The State Building Commission Executive Subcommittee met this day at 10:30 a.m. in House Hearing Room 30, Legislative Plaza, Nashville, Tennessee. Chairman Emkes called the meeting to order at 10:39 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

STATE BUILDING COMMISSION SUB-COMMITTEE MEMBERS ABSENT

Justin Wilson, Comptroller of the Treasury

OTHERS PRESENT

Bob Oglesby, State Architect
Georgia Martin, State Architect's Office
Jurgen Bailey, Department of General Services
Jonathan Rummel, Secretary of State's Office
Josh Stites, Treasurer's Office
Joy Harris, Treasurer's Office
Melinda Parton, Comptroller's Office
Janie Porter, Attorney General's Office
Genie Whitesell, Attorney General's Office
Dick Tracy, Tennessee Board of Regents
Peter Heimbach, Department of General Services
Steve Cates, Department of General Services
Cindy Liddell, Comptroller's Office
Ashley Carter, Attorney General's Office
Mike Carlton, Department of Environment and Conservation
Bill Avant, Department of Environment and Conservation
Robbi Stivers, University of Tennessee
Scott Boelscher, THEC
Sean Tierney, THEC
Chloe Shafer, Department of General Services

Steve Berry, Department of General Services
Lynelle Jensen, Department of General Services
Kim Adkins, Codell Construction
Kevin Roper, University of Memphis
Herb Paugh, Department of Agriculture
Felenceo Hill, Department of Finance and Administration
Mike Boshers, Department of Safety
Dereck Stewart, Department of Safety
Betty Blair, Department of Safety
Tracy Trott, Department of Safety
Dave Thurman, Department of Finance and Administration
Mike Morrow, Department of Finance and Administration
Trammel Hoehn, Department of Finance and Administration
Mark Cherpack, Department of Finance and Administration

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CONSENT AGENDA

Approved the following real property transactions as reviewed and recommended by Subcommittee Staff.

- A. Agency: **University of Tennessee – Knox County**
Transaction: Acquisition in fee
Provision: Waiver of advertisement & one appraisal

- B. Agency: **University of Tennessee – Knox County**
Transaction: Acquisition in fee
Provision: Waiver of advertisement & one appraisal

- C. Agency: **University of Tennessee – Knox County**
Transaction: Acquisition in fee
Provision: Waiver of advertisement & appraisals

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

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

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

- G. Agency: **University of Tennessee – Haywood County**
Transaction: Disposal by easement
Provision: Waiver of advertisement & appraisals

- H. Agency: **Tennessee Board of Regents – Shelby County**
Transaction: Acquisition in fee
Provision: Waiver of advertisement & one appraisal & REM Fees

- I. Agency: **Tennessee Wildlife Resources Agency – Robertson County**
Transaction: Acquisition in fee
Provision: Waiver of advertisement & one appraisal

- J. Agency: **Department of Military – Warren County**
Transaction: Disposal in fee
Provision: Waiver of advertisement & appraisals

- K. Agency: **Department of Military – Warren County**
Transaction: Acquisition in fee
Provision: Waiver of advertisement & appraisals
- L. Agency: **Department of Environment & Conservation – Franklin County**
Transaction: Disposal in fee
- M. Agency: **Department of Environment & Conservation – Henderson County**
Transaction: Acquisition in fee
Provision: Waiver of advertisement & appraisals
- N. Agency: **Department of Environment & Conservation – Hardeman County**
Transaction: Acquisition in fee
Provision: Waiver of advertisement & appraisals
- O. Agency: **Department of Environment & Conservation – Madison County**
Transaction: Demolish a structure
- P. Agency: **Department of Environment & Conservation – Humphrey County**
Transaction: Demolish two structures
- Q. Agency: **Department of Environment & Conservation – Stewart County**
Transaction: Conservation easement
Provision: Waiver of advertisement & appraisals
- R. Agency: **Department of Transportation – Knox County**
Transaction: Disposal in fee
Provision: Waiver of advertisement & one appraisal
- S. Agency: **Department of Transportation – Hamilton County**
Transaction: Disposal in fee
Provision: Waiver of advertisement & one appraisal
- T. Agency: **Department of Transportation – Hamilton County**
Transaction: Disposal in fee
Provision: Waiver of advertisement & one appraisal

TENNESSEE BOARD OF REGENTS

East Tennessee State University, Johnson City, Washington County, Tennessee

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

Project Title: Baseball Facility

Project Description: Develop baseball facility

SBC Number: 166/005-01-2008

Total Project Budget: \$5,550,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$ 400,000.00	\$800,000.00	\$1,200,000.00	Campus Athletic Funds	(O)
	650,000.00	0.00	650,000.00	Plant (Non-Auxiliary)	(A)
	200,000.00	0.00	200,000.00	Gifts	(O)
	500,000.00	0.00	500,000.00	Gift-in-Place	(O)
	3,000,000.00	0.00	3,000,000.00	TSSBA (Student Fees)	(O)

Original Project Budget: **\$4,750,000.00**

Change in Funding: **\$800,000.00**

Revised Project Budget: **\$5,550,000.00**

Comment: The \$800,000 increase is for a digital scoreboard. Project was disclosed for \$6M in the FY 07/08 budget cycle.

Previous SBC Action: 05/08/2008 SBC Approved project & designer (Ken Ross Architects)
 09/10/2009 SBC Revised funding
 01/14/2010 SBC Approved Early Design Phase
 11/10/2011 SBC Referred to ESC with authority to act

ESC Action: 11/21/2011 ESC Approved revision in funding

TENNESSEE BOARD OF REGENTS

Land Transaction

Requested Action: Approval to obtain title work, appraisal, survey and exercise option to acquire or accept as gift required interest, not to exceed appraised value with waiver of advertisement and appraisals

Description: Madison County – 50 +/- acres – 705 Lambuth Blvd., Jackson, TN – Trans. No. 11-09-013 (Maholland)

Purpose: Acquisition in fee to acquire this property by gift as part of its campus expansion efforts.

Estimated Sale Price: Gift

Owner(s): City of Jackson, Madison County and Industrial Development Board of the City of Jackson

Comment: Property is comprised of 50 +/- acres with 25 buildings and 260,000 gross square foot of E & G space.

Purchase by owner: 13 Tracts acquired from 1956-2009
Purchase price: Various amounts
Tax Assessor's value: Exempt
Improvement square footage: 260,000 sq. ft. (25 buildings)

SSC Report: 11/14/2011. Jurgen Bailey summarized the transaction. Dick Tracy stated that currently there are 300 students enrolled at Lambuth University but they are expecting 1000 students by fall of 2015-2016. An Environmental Level One assessment has been done on the property and has shown the property clean. State Fire Marshall and codes have made their inspections and have seen nothing major at this time. Building certifications are on-going. Currently nine building are being used but will be occupying the remainder building in the fall of 2012. Staff referred to Sub Committee with recommendation.

ESC Action: 11/21/2011 Jurgen Bailey presented the transaction. After discussion, Subcommittee approved the request as presented.

DEPARTMENT OF SAFETY & HOMELAND SECURITY

Land Transaction

Requested Action: Approval to enter into a lease with waiver of advertisement and appraisals

Description: Davidson County – 100' x 100' – 5758 Cane Ridge Road, Antioch, TN – Trans. No. 11-09-015 (Baugh)

Purpose: Acquisition by lease for the location of the site of a 140' Radio Communication Tower. DOS request a no fee lease to use this site and lease for twenty five (25) years with two (2) additional twenty five (25) years terms.

Estimated Sale Price: No cost

Owner(s): Metro Water Department

SSC Report: 11/14/2011. Jurgen Bailey summarized the transaction. Mike Boshers stated that Safety has agreed to take down a Metro communication's tower on the site as consideration of the lease. This demolition is estimated \$7,000/\$8,000. This tower site is component of the Public Safety Interoperability Communication System – SBC # 502/001-01-2011. Staff referred to Sub Committee with recommendation.

ESC Action: 11/21/2011 Jurgen Bailey presented the transaction. Secretary Hargett asked for an update regarding the hiring of the consultant, Buford-Goff. Colonel Trott responded that the process has gone well so far. He stated that Buford-Goff's expertise has been invaluable to the program and he hoped they will be employed on phase 2. Secretary Hargett stated that that had been his impression as well. He said that Buford-Goff has added a lot to the process and he felt the State was going to wind up with a lot better overall system than what it might have started out with. The request was approved as presented.

DEPARTMENT OF ENVIRONMENT & CONSERVATION

Land Transaction

- Requested Action:** Approval to issue an RFP for a high rope/zip line course and the potential future of a lease
- Description:** VanBuren County – Falls Creek Falls, TN – Trans. No. 11-10-008 (Jackson)
- Purpose:** Disposal by lease for the purpose of a vendor at Fall Creek Falls that will be used for a high ropes / zip lines course. It is documented that there is significant revenue in such operation and this falls within TDEC's mission of outdoor recreation.
- Comment:** Move forward with a RFP, so TDEC can have necessary discussions with the winner of the RFP. Once TDEC knows the vendor and location, they will come back to Staff committee to provide further updates.
- SSC Report:** 11/14/2011. Jurgen Bailey summarized the transaction. Mr. Carlton stated that all construction costs for the zip line course, estimated between \$60,000-\$80,000, would be the responsibility of the successful vendor. All liability for the course would be the vendor's responsibility and would have to provide proof of liability insurance to the state. This lease would require approximately 40-80 acres of land to construct and operate. Potential annual revenues for the state could be from \$20,000 to \$50,000. TDEC will bring this transaction back after review of the RFP and successful negotiations with the potential lessee regarding lease terms and conditions. Staff referred to Sub Committee with recommendation.
- ESC Action:** 11/21/2011 Jurgen Bailey presented the transaction. Treasurer Lillard asked that, whoever is in charge, coordinate with Risk Management regarding the insurance and with the Attorney General's Office with regard to the terms of the lease document to ensure proper language was included. Commissioner Emkes asked if this has been done before. Assistant Commissioner Mike Carlton responded that this is the first time they have done a zip line, but that there is one at the Harpeth River. He said they hope it creates a revenue stream and that people will stay longer at Fall Creek Falls, benefiting the park. Commissioner Emkes asked if other states have done this at their parks and Commissioner Carlton said he believed that Georgia and South Carolina have. After discussion, the request was approved as presented.

DEPARTMENT OF AGRICULTURE
and
DEPARTMENT OF ENVIRONMENT & CONSERVATION

Land Transaction

Requested Action: Approval for the updated funding and the closing on all three phases of 4,341 +/- acres for a total consideration of \$9,949,994.00 (this figure includes the overmatch)

Description: Morgan County – Phase 1, 2 & 3 for 4,341 +/- acres – Wartburg, TN – Trans. No. 10-06-006 (Baugh)

Purpose: Requesting further approval on a previous transaction that was approved September 24, 2007. Transaction 10-06-006 was to be the first of three phases. Original figures were based on an older appraisal that is not currently being used. Due to the newer appraisal of the entire property, the agency is no longer in need of three phases and requesting permission to acquire the entire property as one transaction.

Estimated Sale Price: \$9,546,666.67 (\$9,949,994.00 including the overmatch)

Source of Funding:	<u>Original (Ph 1)</u>	<u>Change</u>	<u>Revised</u>	
	\$4,160,000.00	\$3,000,000.00	\$7,160,000.00	Forest Legacy Program (F)
	1,386,667.00	135,334.00	1,522,001.00	The Nature Conservancy (O)
	<u>0.00</u>	<u>864,666.67</u>	<u>864,666.67</u>	TDEC Land Value (O)
	\$5,546,667.00	\$4,000,000.67	\$9,546,667.67	

\$7,160,000.00	Federal Forest Legacy Fund
\$1,522,001.00	The Nature Conservancy (match grant/donation of land value)
\$ 864,666.67	TDEC Fiery Gizzard (match grant/donation of land value) – were previously purchased with State Land Acquisition Funds
\$ 403,327.33	TDEC Fiery Gizzard (overmatch in land value) – were previously purchased with State Land Acquisition Funds

Owners: The Nature Conservancy

PREVIOUS ACTIONS:

SSC Report: 07/12/2010. Jurgen Bailey summarized the transaction. Jere Jeter stated that the Federal Funds of \$4,160,000 are now available to process this transaction that was approved by the Executive Subcommittee on September 24, 2007. Staff referred to Sub Committee with recommendation.

SC Action: 07/23/2010. Jurgen Bailey presented the transaction. This purchase will be made in three phases totaling 4,341 +/- acres with cost of approx. \$8,682,000.00 funding made available by US Forest Service Forest Legacy Program. Phase 2 is on the President's list for Forest Legacy funding and will be available in the spring of 2011. Solicitations for

Phase 3 funding are currently underway which then will connect Frozen Head State Park with North Cumberland Conservation Area. Subcommittee approved the request as presented.

SSC Report: 11/14/2011. Staff referred to Sub Committee with recommendation.

ESC Action: 11/21/2011. At the Agency's request, Subcommittee deferred the item until the next meeting.

DEPARTMENT OF GENERAL SERVICES

665 Mainstream Drive, Nashville, Davidson County, Tennessee

Requested Action: Approval of a project budget, scope, source(s) of funding and proceeding with process to select a designer, contingent on approval by THDA Board

Project Title: Tenant build-out for Tennessee Housing Development Agency

Project Description: Renovation finishes and associated construction for build-out of remaining office space to accommodate the THDA.

SBC Number: 529/012-01-2011

Total Project Budget: \$1,950,000.00

Source of Funding: \$1,950,000.00 THDA Funds (O)

Comment: This relates to the Piedmont Gas Building. Project will build-out remaining space to accommodate THDA, including furniture.

Previous SBC Action: 11/10/2011. Assistant Commissioner Peter Heimbach requested, and the Commission approved, that the item be referred to the Subcommittee with authority to act. Secretary Hargett asked that it be contingent upon the Department of General Services advising the members when they anticipate it being placed on the agenda.

SSC Report: 11/14/2011. Assistant Commissioner Peter Heimbach presented the transaction. The current lease expires January 31, 2012, will be doing a lease extension to give time to build-out the space for THDA and move in furniture. The time frame for THDA to take over the facility is July 1, 2012. THDA is expected to be occupying all of the office space in the facility; the warehouse area will not be used and still be available for future needs. Ted Fellman stated that THDA board will meet with Bonds/Finance on the 28th of November then take it to the full board on the 29th of November for the funding to **build out and move** to the facility. Staff referred to Sub Committee with recommendation.

ESC Action: 11/21/2011. Assistant Commissioner Peter Heimbach presented the request. Treasurer Lillard made a motion to approve the item with the understanding that THDA will pay back the \$1,950,000 over some, as yet undetermined, period of time not to exceed the lease term. He stated that they can do it by amortizing as lease hold improvements under the lease or by some other method. Treasurer Lillard said he was not in favor of having a FRF lease hold rate reduction as part of the transaction, but that it needs to come from THDA funds so that the \$25 million reserve fund is restored to its level. The motion was properly seconded and passed without objection including the above corrections, as bolded.

STATE BUILDING COMMISSION

Minutes of Executive Subcommittee Meeting

- 1) Approved the Minutes of the Executive Subcommittee meeting held on October 24, 2011.

Designer Selections

- 1) Acknowledged the reporting of a designer name change from "PB Americas, Inc." to "Parsons Brinckerhoff, Inc." on all current State projects.
- 2) Approved the following designer selections for projects approved by the State Building Commission.

- | | |
|--|--|
| 1) University of Tennessee Knoxville
(Baker Center Renovation)
Total Project Budget: \$300,000.00
SBC Project No. 540/009-24-2011
Designer: MCCARTY-HOLSAPLE-MCCARTY | 6) Woodland Hills Youth Dev Center
(Wooden Door Replacement)
Total Project Budget: \$200,000.00
SBC Project No. 144/002-01-2011
Designer: MAYO ARCHITECTURE |
| 2) Dyersburg State Community College
(Lighting Updates)
Total Project Budget: \$250,000.00
SBC Project No. 166/017-03-2011
Designer: OGCB INC | 7) John S. Wilder Youth Dev Center
(Roof Replacements)
Total Project Budget: \$430,000.00
SBC Project No. 144/011-01-2011
Designer: URBANARCH ASSOCIATES |
| 3) Middle Tennessee State University
(Parking / Transportation Improvements)
Total Project Budget: \$12,200,000.00
SBC Project No. 166/009-08-2011
Designer: LOSE & ASSOCIATES | 8) Middle TN Veterans Cemetery
(Administration Building Addition)
Total Project Budget: \$245,000.00
SBC Project No. 682/000-03-2011
Designer: DESIGN HOUSE 1411 |
| 4) University of Memphis
(New Student Housing)
Total Project Budget: \$53,000,000.00
SBC Project No. 166/007-13-2011
Designer: FLEMING ASSOCIATES | 9) 665 Mainstream Drive, Nashville
(Tenant Build-out for THDA)
Total Project Budget: \$1,950,000.00
SBC Project No. 529/012-01-2011
Designer: THOMAS MILLER PARTNERS |
| 5) Tennessee State University
(Hale Stadium Renovations)
Total Project Budget: \$1,500,000.00
SBC Project No. 166/001-02-2011
Designer: HART FREELAND ROBERTS | |

There being no further business, the meeting adjourned at 10:52 a.m.

UNIVERSITY OF TENNESSEELand Transaction

Requested Action: Approval to obtain title work, appraisal, survey and exercise option to acquire or accept as gift required interest, not to exceed appraised value, and environmental phase level one with waiver of advertisement and one appraisal

Description: Knox County – 0.11 +/- acres – 1643 Cumberland Avenue, Knoxville, TN – Trans. No. 11-10-010 (Baugh)

Purpose: Acquisition in fee to acquire this property for the expansion of the campus. Property is in the Master Plan.

Estimated Sale Price: Fair Market Value

Source of Funding: Plants funds – Auxiliary / Bookstore, Food service, Athletic (A)

Owner(s): Donna L. Kendrick

Comment: Purchase by owner: July 16, 2001
Purchase price: \$400,000
Tax Assessor's value: \$420,900
Improvement square footage: 6,284

SSC Report: 11/14/2011. Jurgen Bailey summarized the transaction. Robbie Stivers requested waiver of one appraisal due to the fact that the property owner has an appraisal completed by a state approved appraiser. Staff referred to Sub Committee for consent agenda.

ESC Action: 11/21/2011. Subcommittee approved the transaction as presented.

UNIVERSITY OF TENNESSEELand Transaction

Requested Action: Approval to obtain title work, appraisal, survey and exercise option to acquire or accept as gift required interest, not to exceed appraised value, and environmental phase level one with waiver of advertisement and one appraisal

Description: Knox County – 0.23 +/- acres – 1647 & 1649 Cumberland Avenue, Knoxville, TN – Trans. No. 11-10-011 (Baugh)

Purpose: Acquisition in fee to acquire this property for the expansion of the campus. Property is in the Master Plan.

Estimated Sale Price: Fair Market Value

Source of Funding: Plants funds – Auxiliary / Bookstore, Food service, Athletic (A)

Owner(s): Nebraska Book Company

Comment: Purchase by owner: December 16, 1994
Purchase price: \$1,020,000
Tax Assessor's value: \$634,400
Improvement square footage: 10,875

SSC Report: 11/14/2011. Jurgen Bailey summarized the transaction. Staff referred to Sub Committee for consent agenda.

ESC Action: 11/21/2011. Subcommittee approved the transaction as presented.

UNIVERSITY OF TENNESSEELand Transaction

Requested Action: Approval to obtain title work, appraisal, survey and exercise option to acquire or accept as gift required interest, not to exceed appraised value with waiver of advertisement and appraisals

Description: Knox County – T. Martin Drive, Knoxville, TN – Trans. No. 11-10-012 (Baugh)

Purpose: Acquisition in fee to close the Right of Way to T. Martin Drive for the purpose of pedestrian safety, student and athletic events.

Estimated Sale Price: Gift (0)

Owner(s): City of Knoxville

Comment: Purchase by owner: N/A
Purchase price: N/A
Tax Assessor's value: Tax exempt
Improvement square footage: None

SSC Report: 11/14/2011. Jurgen Bailey summarized the transaction. Staff referred to Sub Committee for consent agenda.

ESC Action: 11/21/2011. Subcommittee approved the transaction as presented.

UNIVERSITY OF TENNESSEELand Transaction

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

Description: Knox County – 1.09 +/- acres – 2309 Kingston Pike, Knoxville, TN – Trans. No. 11-10-013 (Baugh)

Purpose: Disposal by easement for permanent utility easement for a high pressure gas line and regulator.

Estimated Sale Price: N/A

Source of Funding: Mutual Benefits

Grantee: Knoxville Utilities Board (KUB)

SSC Report: 11/14/2011. Jurgen Bailey summarized the transaction. Staff referred to Sub Committee for consent agenda.

ESC Action: 11/21/2011. Subcommittee approved the transaction as presented.

UNIVERSITY OF TENNESSEELand Transaction

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

Description: Knox County – 2.88 +/- acres – Third Creek, Knoxville, TN – Trans. No. 11-10-014 (Baugh)

Purpose: Disposal by easement for permanent/temporary easement for a high pressure gas line and sanitary sewer lines.

Estimated Sale Price: N/A

Source of Funding: Mutual Benefits

Grantee: Knoxville Utilities Board (KUB)

Comment: This is the project for the future conversion to gas fuel boilers at UTK and for KUB's PACE 10 Project.

SSC Report: 11/14/2011. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.

ESC Action: 11/21/2011. Subcommittee approved the transaction as presented.

UNIVERSITY OF TENNESSEELand Transaction

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

Description: Knox County – 1.12 +/- acres – 3500 Sutherland Avenue, Knoxville, TN – Trans. No. 11-10-016 (Baugh)

Purpose: Disposal by easement for permanent 20 foot wide easement to construct and maintain a greenway on the east side of the University. The greenway will create a safe pedestrian transportation corridor for student residents and their families for connections to the nearby commercial area.

Estimated Sale Price: N/A

Source of Funding: Mutual Benefits

Grantee: City of Knoxville

SSC Report: 11/14/2011. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.

ESC Action: 11/21/2011. Subcommittee approved the transaction as presented.

UNIVERSITY OF TENNESSEELand Transaction

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

Description: Haywood County – 0.51 +/- acres – Abright Road, Brownsville, TN – Trans. No. 11-10-015 (Baugh)

Purpose: Disposal by easement for permanent utility easement to install and maintain a telephone line for the benefit of the Solar Farm and future Welcome Center.

Estimated Sale Price: N/A

Source of Funding: Mutual Benefits

Grantee: Millington Telephone Company

SSC Report: 11/14/2011. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.

ESC Action: 11/21/2011. Subcommittee approved the transaction as presented.

TENNESSEE BOARD OF REGENTSLand Transaction

Requested Action: Approval to obtain title work, appraisal, survey and exercise option to acquire or accept as gift required interest, not to exceed appraised value with waiver of advertisement, one appraisal and REM Fees

Description: Shelby County – 0.23 +/- acres – 3615 Norriswood Avenue, Memphis, TN – Trans. No. 09-01-003 (Maholland)

Purpose: Acquisition in fee to purchase this property and will be rented until needed for future campus expansion. Property is in the Master Plan.

Estimated Sale Price: Fair Market Value

Source of Funding: 2007 G. O. Bonds Capital Improvements (A)

Owner(s): KESRAN LLC / Kathryn E. Story

Comment: One of the "102" properties that was approved on 7-23-2007 (Trans. No. 07-05-017)

Purchase by owner: May 2011
Purchase price: \$154,000
Tax Assessor's value: \$130,500
Improvement square footage: 1,282 sq. ft.

SSC Report: 11/14/2011. Jurgen Bailey summarized the transaction. Staff referred to Sub Committee for consent agenda.

ESC Action: 11/21/2011. Subcommittee approved the transaction as presented.

TENNESSEE WILDLIFE RESOURCES AGENCY

Land Transaction

Requested Action: Approval to obtain title work, appraisal, survey and exercise option to acquire or accept as gift required interest, not to exceed appraised value with waiver of advertisement and one appraisal

Description: Robertson County-5.10+/- acres – Springfield, TN – Trans. No. 11-03-010 (Jackson)

Purpose: Acquisition in fee to purchase the property; so that there is access to the river for canoe's and boat's put in and takes out.

Estimated Sale Price: Fair Market Value

Source of Funding:	\$15,000.00	2011/2012	TWRA State Funds (A)
	\$45,000.00	2011/2012	Federal Funds (sport fish restoration grant) (A/F)

Owner(s): Eddie Clifton Arnold

Comment: Appraisal was done in May 2011

Purchase by owner: 1992
Purchase price: \$1,500
Tax Assessor's value: \$13,700
Improvement square footage: None

SSC Report: 11/14/2011. Jurgen Bailey summarized the transaction. Staff referred to Sub Committee for consent agenda.

ESC Action: 11/21/2011. Subcommittee approved the transaction as presented.

DEPARTMENT OF MILITARYLand Transaction

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

Description: Warren County – 10.03 +/- acres – Sparta Street, McMinnville, TN – Trans. No. 11-10-004 (Woodard)

Purpose: Disposal in fee to return property donated to Military back to Warren County

Original Cost to State: None

Date of Original Conveyance: June 9, 1992

Grantor unto State: Warren County

Estimated Sale Price: Gift

Grantee: Warren County

Comment: Property was given to Military to construct an Armory. The National Guard rejected the property stating that it was unsuitable to build due to sinkholes on the site and not enough room for the new armory and parking.

SSC Report: 11/14/2011. Jurgen Bailey summarized the transaction. Staff referred to Sub Committee for consent agenda.

ESC Action: 11/21/2011. Subcommittee approved the transaction as presented.

DEPARTMENT OF MILITARYLand Transaction

Requested Action: Approval to obtain title work, appraisal, survey and exercise option to acquire or accept as gift required interest, not to exceed appraised value with waiver of advertisement and appraisals

Description: Warren County – 23.31 +/- acres – 5839 Manchester Hwy., McMinnville, TN – Trans. No. 11-10-003 (Woodard)

Purpose: Acquisition in fee to construct a National Guard Armory

Estimated Sale Price: Gift (0)

Owner(s): Warren County

Comment: Property has been given to Military to construct a National Guard Armory. The property has a ten (10) year reversal clause in the Deed stating that if the Armory isn't constructed within the ten (10) year period it reverts back to Warren County.

Purchase by owner: June 23, 2011

Purchase price: \$450,000

Tax Assessor's value: \$450,000

Improvement square footage: None

SSC Report: 11/14/2011. Jurgen Bailey summarized the transaction. Col Brad Bishop stated that there are no environmental issues with this tract of land and will house 150 troops when the armory is built. Construction of the armory will be subject to future funding authorizations. Staff referred to Sub Committee for consent agenda.

ESC Action: 11/21/2011. Subcommittee approved the transaction as presented.

DEPARTMENT OF ENVIRONMENT & CONSERVATION

Land Transaction

Requested Action: Approval of disposal in fee with waiver of one appraisal and sell to the highest bidder

SSC Report: 11/14/2011. Jurgen Bailey summarized the transaction. Staff referred to Sub Committee for consent agenda.

Previous Action: Request survey approval only

Description: Franklin County – 5.5 +/- acres – Winchester, TN – Trans. No. 11-05-015 (McLeod)

Purpose: Disposal in fee to sell the property to the public. The parcel will be divided into four parcels to sell better.

Original Cost to State: N/A

Date of Original Conveyance: June 2000

Grantor unto State: Tennessee Elk River Development Agency (TERDA)

Estimated Sale Price: Fair Market Value

Source of Funding: Tennessee Elk River Resources Management Reserve Fund

Grantee: Highest bidder

Comment: The Tennessee Elk River Development Agency office is vacated so this land is being surplus and sold.

Will bring back for further approvals later.

SSC Report: 6/13/11. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee with recommendation.

SC Action: 06/22/2011. Jurgen Bailey presented the transaction. Commissioner Emkes asked what percentage they expected to enhance the value. Mr. Bailey stated he couldn't say, but said it would improve the value as well as create more competition. Subcommittee approved the transaction as presented.

ESC Action: 11/21/2011. Subcommittee approved the transaction as presented.

DEPARTMENT OF ENVIRONMENT & CONSERVATIONLand Transaction

Requested Action: Approval to obtain title work, appraisal, survey and exercise option to acquire or accept as gift required interest, not to exceed appraised value with waiver of advertisement and appraisals

Description: Henderson County – 0.45 +/- acres – Parkers Crossroads, Federal Lane, Lexington, TN – Trans. No. 11-10-006 (McLeod)

Purpose: Acquisition in fee to purchase the property Parkers Crossroads Battlefield.

Estimated Sale Price: Gift (A)

Owner(s): Civil War Preservation Trust

Comment: The loss and/or commercial development's of the proposed tract threatens the integrity of the entire 300 acres state owned battlefield. The tract is located in the heart of the battlefield and adjacent to the current battlefield entrance and interpretive cabin site.

Tax assessor value is \$69,900

Mr. Homes purchase the property: 1988

Purchase price: \$35,000

Tax Assessor's value: \$27,960

Improvement square footage: None

SSC Report: 11/14/2011. Jurgen Bailey summarized the transaction. Staff approved to have an Environmental Phase One done because of the service garage on the property. Staff referred to Sub Committee for consent agenda.

ESC Action: 11/21/2011. Subcommittee approved the transaction as presented.

DEPARTMENT OF ENVIRONMENT & CONSERVATIONLand Transaction

Requested Action: Approval to obtain title work, appraisal, survey and exercise option to acquire or accept as gift required interest, not to exceed appraised value with waiver of advertisement and one appraisal

Description: Hardeman County – 4.5 +/- acres – Davis Bridge / Kirk tract, TN – Trans. No. 11-10-007 (Jackson)

Purpose: Acquisition in fee to purchase the property Davis Bridge Kirk Tract.

Estimated Sale Price: Fair Market Value

Source of Funding:

\$15,500.00	2010/2011	State Land Acquisition Fund (R)
\$25,000.00	2011/2012	Tennessee Wars Commission (A)
\$25,000.00	2011/2012	American Battlefield Protection Program (private funds) (O)

Owner(s): Ms. Ruby Kirk West

Comment: Davis Bridge Battlefield is one of Tennessee's 30 most significant Civil War Battlefields. State currently owns over 800 +/- acres of core battlefield at Davis Bridge except for this property, which is directly in the center of core battlefield. The Kirk tract is currently threatened by sale of private owner. If this battlefield property is not purchased by the State, the historic site will lose its historic integrity connected with the 800 +/- acres already preserved by the State.

Purchase by owner: 1956
Purchase price: \$3,000
Tax Assessor's value: \$37,600
Improvement square footage: None

SSC Report: 11/14/2011. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.

ESC Action: 11/21/2011. Subcommittee approved the transaction as presented.

DEPARTMENT OF ENVIRONMENT & CONSERVATIONPinson Mounds State Park, Pinson Mounds, Madison County, Tennessee

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

Project Title: Park Residence Demolition

Project Description: Demolition of Park Rangers Residence

SBC Number: 126/081-02-2011

Total Project Budget: \$5,000.00

Source of Funding: \$5,000.00 2011 Operating (State) (A)

Comment: The Park Ranger Residence, also known as the Saul Residence, has not been used for several years and has become a hazard beyond repair. The 1200 sf wood framed structure is of no historic significance and will enhance the archaeological integrity of the site with its removal. Funding will be State Parks major maintenance funds.

SSC Report: 11/14/2011. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.

ESC Action: 11/21/2011. Subcommittee approved the transaction as presented.

DEPARTMENT OF ENVIRONMENT & CONSERVATIONJohnsonville Historic State Park, New Johnsonville, Humphrey County, Tennessee

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

Project Title: Interpretive Center and Toilets Demolition

Project Description: Demolition of two structures

SBC Number: 126/004-01-2011

Total Project Budget: \$2,000.00

Source of Funding: \$2,000.00 2011 Operating (State) (A)

Comment: There are two structures on the Johnsonville State Park, a (800 sf) day use toilet and a (1200 sf) Interpretive Center that are beyond repair and are of no historic significance. Demolition is to be accomplished by TDEC. Both structures have been built on locations that are considered to be historic and need to be removed to preserve and enhance the historic integrity of the site. Funding will be State Parks major maintenance funds.

SSC Report: 11/14/2011. Jurgen Bailey summarized the transaction. Staff referred to Sub Committee for consent agenda.

ESC Action: 11/21/2011. Subcommittee approved the transaction as presented.

DEPARTMENT OF ENVIRONMENT & CONSERVATIONLand Transaction

Requested Action: Approval to re-convey a conservation easement to the Civil War Trust, with waiver of appraisals and advertisement

Description: Stewart County – 7.22+/- acres – Fort Donelson Battlefield – Norfleet Tract, Dover, TN – Trans. No. 11-10-009 (McLeod)

Purpose: This transfer of the conservation easement is to satisfy the requirements of the American Battlefield Protection Program Grant.

Estimated Sale Price: Grant

Owners: Civil War Trust

SSC Report: 11/14/2011. Jurgen Bailey summarized the transaction. Staff referred to Sub Committee for consent agenda.

ESC Action: 11/21/2011. Subcommittee approved the transaction as presented.

DEPARTMENT OF TRANSPORTATIONLand Transaction

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

Description: Knox County – 0.749 +/- acres – South Northshore Drive, Knoxville, TN – Trans. No. 11-10-002 (Woodard)

Purpose: Disposal in fee of excess Right-of Way to sale this property for the expansion of Kroger.

Original Cost to State: \$129,650.00

Date of Original Conveyance: January 5, 1994

Grantor Unto State: Donald W. Barnes, et al

Estimated Sale Price: Fair Market Value

Grantee: Kroger

SSC Report: 11/14/2011. Jurgen Bailey summarized the transaction. Staff referred to Sub Committee for consent agenda.

ESC Action: 11/21/2011. Subcommittee approved the transaction as presented.

DEPARTMENT OF TRANSPORTATIONLand Transaction

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

Description: Hamilton County – 0.126+/- acres – corner of 2nd Street and Lockout Street, Chattanooga, TN – Trans No. 11-11-001 (Woodard)

Purpose: Disposal in fee for the property to be sold to the City for landscaping in front of existing property.

Original Cost to State: \$38,525

Grantor unto State: Elder; Moon; Hall; Martin; Chawkin; Cobb; Berke & Bowers

Estimated Sales Price: Fair Market Value

Grantee: City of Chattanooga

Comment: City of Chattanooga currently owns the property and there is a public purpose reversionary clause in the deed.

SSC Report: 11/14/2011. Jurgen Bailey summarized the transaction. Staff referred to Sub Committee for consent agenda.

ESC Action: 11/21/2011. Subcommittee approved the transaction as presented.

DEPARTMENT OF TRANSPORTATIONLand Transaction

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

Description: Hamilton County – 26.89 +/- acres – Camp Jordan Parkway, East Ridge, TN – Trans No. 11-11-002 (Woodard)

Purpose: Disposal in fee for the property to be sold to the City for development

Original Cost to State: \$34,000 (1959)

Grantor unto State: Crumbley & McTaggart

Estimated Sales Price: Fair Market Value

Grantee: City of East Ridge

SSC Report: 11/14/2011. Jurgen Bailey summarized the transaction. Staff referred to Sub Committee for consent agenda.

ESC Action: 11/21/2011. Subcommittee approved the transaction as presented.

Approved:



Mark A. Emkes, Commissioner
Department of Finance and Administration