

MINUTES
STATE BUILDING COMMISSION
Executive Subcommittee
October 20, 2014

The State Building Commission Executive Subcommittee met this day at 10:00 a.m. in House Hearing Room 30, Legislative Plaza, Nashville, Tennessee with the following members and Departments present. Commissioner Larry Martin called the meeting to order at 10:04 a.m. and requested action on the following matters as presented by State Architect Peter Heimbach.

MEMBERS PRESENT

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

ORGANIZATION

- Tennessee Board of Regents
- Department of Economic & Community Development
- Department of Intellectual & Developmental Disabilities
- Tennessee Wildlife Resources Agency
- Department of General Services
- State Building Commission

PRESENTER

Executive Director Dick Tracy
Assistant Commissioner Josh Helton
Deputy Commissioner Lance Iverson
Roger Jackson, Real Property Agent 4
Ted Hayden, Director of Compliance
State Architect Peter Heimbach

MEETING PARTICIPANTS

Nicholas Crafton, Crafton Engineering, P.C.

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 by Gift
Provision: Waiver of advertisement and appraisals
- B. Agency: University of Tennessee – Knox County
Transaction: Acquisition in Fee
Provision: Waiver of advertisement and one appraisal
- C. Agency: University of Tennessee – Knox County
Transaction: Acquisition in Fee
Provision: Waiver of advertisement and one appraisal
- D. Agency: University of Tennessee – Knox County
Transaction: Disposal by Easement
Provision: Waiver of advertisement and appraisals
- E. Agency: University of Tennessee – Knox County
Transaction: Disposal by Easement
Provision: Waiver of advertisement and appraisals
- F. Agency: University of Tennessee – Weakley County
Transaction: Acquisition in Fee
Provision: Waiver of advertisement and one appraisal
- G. Agency: University of Tennessee – Weakley County
Transaction: Acquisition in Fee
Provision: Waiver of advertisement and one appraisal
- H. Agency: University of Tennessee – Shelby County
Transaction: Acquisition in Fee
Provision: Waiver of advertisement and one appraisal
- I. Agency: Tennessee Board of Regents – Washington County
Transaction: Acquisition in Fee
Provision: Waiver of advertisement and one appraisal
- J. Agency: Tennessee Board of Regents – Shelby County
Transaction: Disposal in Fee
Provision: Use of TBR Procurement to contract with a Realty firm

- K. Agency: Department of Military – Franklin County
Transaction: Disposal by Easement
Provision: Waiver of advertisement and appraisals
- L. Agency: Department of Economic and Community Development – Fayette County
Transaction: Lease Amendment
Provision: Extension of one year
- M. Agency: Department of Economic and Community Development – Fayette County
Transaction: Lease Amendment
Provision: Extension of one year
- N. Agency: Tennessee Wildlife Resources Agency – Scott County
Transaction: Acquisition in Fee
Provision: Waiver of advertisement and one appraisal
- O. Agency: Tennessee Wildlife Resources Agency – Fayette County
Transaction: Acquisition in Fee
Provision: Waiver of advertisement and one appraisal
- P. Agency: Tennessee Wildlife Resources Agency – Obion County
Transaction: Acquisition by Gift
Provision: Waiver of advertisement and appraisals

TENNESSEE BOARD OF REGENTS

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

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

Project Title: Demolition – 1328 W. State of Franklin Road

Project Description: This project provides for the demolition of the building at 1328 W. State of Franklin Road in Johnson City, Tennessee.

SBC Number: 166/005-02-2014

Total Project Budget: \$20,000.00

Source of Funding: \$20,000.00 Plant (Non-Auxiliary) (A)

Comment: The building is less than 50 years old and does not require review by the TN Historical Commission.

Minutes: 10/20/2014 ESC Dick Tracy presented the request. Subcommittee approved the project, budget, scope and source of funding.

TENNESSEE BOARD OF REGENTS

Middle Tennessee State University, Murfreesboro, Rutherford County, Tennessee

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

Project Title: Demolition – 802 Fairview Avenue

Project Description: This project provides for the demolition of the buildings at 802 Fairview Avenue in Murfreesboro, Tennessee in accordance with MTSU's 2008 Master Plan.

SBC Number: 166/009-04-2014

Total Budget Cost: \$35,000.00

Source of Funding: \$35,000.00 Plant (Non-Auxiliary) (A)

Comment: The property was acquired in March 2014. 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. TBR initially intended to rent the improvements but has determined it is no longer cost effective.

Minutes: 10/20/2014 ESC Dick Tracy presented the request. Subcommittee approved the project, budget, scope and source of funding.

DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT

Memphis Regional Megasite, Haywood County, Tennessee

Requested Action: Approval of a revision in scope, with work to be accomplished within current project funding

Project Title: Memphis Regional Megasite

Project Description: Construction of infrastructure to serve the Memphis Regional Megasite, grant to TDOT to design and construct/realign SR222, demolition of structures and all related work.

SBC Number: 529/000-02-2010

Total Project Budget: \$87,250,000.00

Current Project Funding:
(if not fully funded) \$59,750,000.00

Source of Funding:	\$ 615,000.00		ECD Op Funds	(O)
	32,135,000.00	10/11	CurrFunds-CapImprov	(A)
	11,000,000.00	12/13	CurrFunds-CapImprov	(A)
	14,000,000.00	2012	GO Bonds CapImprov	(A)
	2,000,000.00	11/12	CurrFunds-CapImprov	(R)

Comment: The revision in scope is solely to allow for the demolition of four buildings acquired in connection with the acquisition of additional megasite property in Fayette County. Two other buildings will be demolished by TDOT in connection with the realignment of SR222. The structures are less than 50 years old and do not require TN Historical Commission review.

Previous Action:

03/11/2010	SBC	Approved designer (SSOE, Inc.)
05/26/2011	ESC	Approved consultants
05/31/2011	SBC	Approved full planning; allocated funds; developed MOU
02/09/2012	SBC	Revised funding, Total Budget; apprvd grant/full planning & IDC
06/25/2012	ESC	Approved additional consultant; changed project title
09/24/2012	ESC	Status update & presentation
06/13/2013	SBC	Revised funding; using BV1 on Sub 06
07/30/2013	ESC	Acquisition of utility easements
09/12/2013	SBC	Report proprietary product procurement
05/08/2014	SBC	At the Agency's request, the matter was deferred
06/12/2014	SBC	Revised scope & current funding

Minutes: 10/20/2014 ESC Josh Helton presented the request. Subcommittee approved a revision in scope with work to be accomplished within current project funding.

Nicholas Crafton, a chemical engineer and concerned citizen, was recognized. Mr. Crafton spoke about his perception that there has been a lack of public participation in several aspects of the project. Commissioner Martin thanked him for sharing his thoughts. Mr. Crafton thanked the Subcommittee for allowing him the opportunity to be heard.

DEPARTMENT OF INTELLECTUAL AND DEVELOPMENTAL DISABILITIES

Land/Lease Transaction

Requested Action: Approval of disposal by lease with purchase option and waiver of advertisement and one appraisal

Description: Fayette County – 2.00 +/-acres – 80 Yum Yum Rd., Somerville, TN – Trans. No. 14-08-016 (Hull)

Purpose: Disposal by lease with option to purchase the property for which the agency has no use.

Proposed Rental Amount: \$150/month **Annual Rent:** \$1,800

Option Price: Fair Market Value

Source of Funding: DIDD (REM Fees) (A)

Term: Five years

Tenant: Fayette County (FC)

Comment: The State obtained this property through lien procedures. The Tennessee Local Development Authority (TLDA) lien has been fully satisfied. During the five year term of the lease, FC will sublease the property to the Delta Human Resource Agency (DHRA), which is part of the Tennessee Association of Human Resource Agencies, to provide assistance to low income residents. The State is not required to renovate or make any improvements to the property, but will allow FC to improve the property at their expense. Proceeds from the lease and sale of the property will be deposited into an Intellectual Disabilities Trust Fund pursuant to TCA 12-117-101 et seq. Purchase price for the option will be determined by a new appraisal.

Date of last transfer: October 11, 2013
Original Cost to the State: \$179,390.41
Previous Owner: Fayette County Development Center
Property Assessor's Value: \$212,500
Improvements Square Footage: 5,328

Minutes: 10/20/2014 ESC Lance Iverson presented the request. Subcommittee approved disposal by lease with purchase option and waiver of advertisement and one appraisal.

TENNESSEE WILDLIFE RESOURCES AGENCY

Land Transaction

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

Description: Greene County – 292.00+/-acres – 2120 Pates Hill Rd., Mosheim, TN – Trans. No. 14-09-018 (Berry)

Purpose: Acquisition in fee to purchase property for hunting, fishing, bird watching and other public recreation.

Estimated Price: \$35,000

Source of Funding: Wildlife Restoration Act Funds (F)
TWRA Operational Funds (REM Fees) (A)

Owner(s): Harry L. Brown, Jr.

Comment: This property is on the wetlands priority list and is in close proximity to several wildlife management areas and will be managed out of the Nolichucky Wildlife Management Area. The seller has requested to retain a life estate on the property and be responsible for all costs and liability during the life estate. No additional operating costs are associated with this acquisition. The 25% match will be satisfied by a reduction in the purchase price, a donation by the seller, and State funds for the due diligence costs.

Date of last transfer: August 6, 1979
Purchase Price: \$10,000
Property Assessor's Value: \$1,033,200
Improvements Square Footage: 2,026

Minutes: 10/20/2014 ESC Roger Jackson presented the request. Treasurer Lillard discussed the need to have any insurance issues settled relative to the retention of the life estate. Mr. Jackson stated that TWRA will work with the seller to make sure that he maintains all of the insurance recommended by Risk Management. Treasurer Lillard emphasized the need to have this resolved prior to the execution of a contract, and possibly included therein. Subcommittee approved obtaining title work, appraisal, survey, environmental assessment and exercise option to acquire interest, not to exceed appraised value with waiver of advertisement and one appraisal.

DEPARTMENT OF GENERAL SERVICES

Lease Agreement

Requested Action: Approval of a lease with waiver of advertisement

Location: Shelby County – 236 S. Front Street, Memphis, TN – Trans. No.14-09-301 (Colter)

Purpose: Provide 412 long term parking spaces for employees located at the One Commerce Square Building in downtown Memphis.

Lessor: Memphis Light, Gas and Water (MLGW), a division of the City of Memphis

Term: January 1, 2015 (est.) – September 30, 2029 (14 years, 9 months, est.)

Proposed Amount: 412 parking spaces @ \$25 per space/monthly Annual Rent: \$123,600
Security Improvements: Estimated: \$180,000

Type: New lease - Negotiated

FRF Rate: \$18.00 (for reference)

Source of Funding: FRF Operating Funds (A)

Comment: The parking lease will be co-terminous with the office lease for One Commerce Square. The lease contains the right to terminate for convenience upon 60 days written notice to MLGW. The State has requested improvements for the security of the parking area for employees to include fencing, security cameras with recording equipment and card access readers to the parking area and the elevators. The State will pay MLGW for the improvements following the completion and inspection of the authorized items. The monthly rent amount may be increased by MLGW on an annual basis, but may not exceed the increase in the Consumer Price Index for that period.

Minutes: 10/20/2014 ESC Ted Hayden presented the request. Treasurer Lillard discussed the changes to the lease regarding the security improvements not being completed prior the end of the year. Mr. Hayden confirmed that they anticipate them being completed in February or March. Treasurer Lillard asked if it was the Department's intent not to commence this lease until the security was in place, and if employees would continue to park at Peabody Place, and was told "yes". Subcommittee approved the lease with waiver of advertisement.

DEPARTMENT OF GENERAL SERVICES

Statewide

Requested Action: Approval to award a bid above the MACC

Project Title: Various Roof Replacements

Project Description: Repairs and replacement of roof systems at five different locations: Citizen's Plaza, James K. Polk, Jackson Supreme Court, Ellington Complex, Porter Lab, Ezell Pike Multipurpose Garage.

SBC Number: 529/000-14-2013

Total Project Budget: \$4,190,000.00

Source of Funding:

\$3,080,000.00	13/14	CurrFunds-CapMaint	(A)
1,110,000.00	13/14	FRF Operational Funds (501.03)	(A)

Comment: The sub project for Ezell Pike Multipurpose Building exceeded the bid target. Funds were available within the master project to increase the maximum allowable construction (MACC) from \$929,836 to \$963,468 to award a base bid. No additional funding is requested.

Previous Action:

10/10/2013	SBC	Referred to ESC with authority to act
10/21/2013	ESC	Approved using BV; selected designer (HFR Design)
02/13/2014	SBC	Revised scope & funding
10/09/2014	SBC	Referred to ESC with authority to act

Minutes: 10/20/2014 ESC Ted Hayden presented the request. Subcommittee approved award of a bid above the MACC.

DEPARTMENT OF GENERAL SERVICES

Parking Garage, Nashville, Davidson County, Tennessee

Requested Action: Approval of a Guaranteed Maximum Price (GMP) to perform the work

Project Title: New Parking Garage

Project Description: Complete the design, beginning with the construction document phase, and construct an approximately 1000 space parking garage primarily for State employees.

SBC Number: 529/060-02-2013

Total Project Budget: \$19,500,000.00

Source of Funding: \$18,000,000.00 DGS Land Transaction Proceeds (O)
1,500,000.00 FRF Reserves (R)

Comment: Approval of a GMP to perform all of the construction work of the project.

Previous Action: 01/09/2014 SBC Approved a project using Metro Nashville designer & CM/GC
04/16/2014 SBC Approved award to Brasfield & Gorrie as CM/GC
10/09/2014 SBC Referred to ESC with authority to act

Minutes: 10/20/2014 ESC Ted Hayden presented the request. Subcommittee approved a Guaranteed Maximum Price (GMP) of \$16,500,000 to perform the work.

STATE BUILDING COMMISSION

Minutes of Executive Subcommittee Meeting

- 1) Approved the Minutes of the Executive Subcommittee meeting held on October 2, 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:

- 1) **Ellington Agricultural Center**
(Porter Lab – Building Automation System)
Total Project Budget: \$221,800
SBC Project No. 100/000-04-2014
Designer: **OLERT ENGINEERING INC**
- 2) **University of Tennessee Chattanooga**
(Various Lighting Upgrades)
Total Project Budget: \$ 2,700,000
SBC Project No. 540/005-03-2014
Designer: **VREELAND ENGINEERS INC**
- 2) Acknowledged report of a designer name change from "Thomas, Miller & Partners, PLLC" to "TMPartners, PLLC" on all current State projects.

Other Business

There being no further business, the meeting adjourned at 10:22 a.m.

UNIVERSITY OF TENNESSEELand Transaction

Requested Action:	Approval to obtain title work, survey, environmental assessment and accept as gift the required interest, with waiver of advertisement and appraisals
Description:	Knox County – multiple right-of-way locations, City of Knoxville, TN – Trans. No. 14-09-024 (Maholland)
Purpose:	Acquisition to obtain street and alley rights-of-way. These are in the University of Tennessee's <u>2011 Master Plan</u> .
Estimated Sale Price:	Gift
Source of Funding:	Plant (Non-Auxiliary) (REM Fees) (A)
Owner(s):	City of Knoxville
Comment:	The proposed street and alley acquisitions will assist the campus in planning for future expansion and implementation of the master plan. The unnamed alleys are in City Blocks 10385, 10444 and 10483. The streets are portion of Melrose Avenue and Melrose Place and Ogden Street.
Minutes:	10/20/2014 ESC Approved obtaining title work, survey, environmental assessment and accept as gift the required interest, with waiver of advertisement and appraisals.

UNIVERSITY OF TENNESSEELand Transaction

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

Description: Knox County – 2035 Sutherland Avenue, Knoxville – approximately 1.97 +/- acres – Trans. No. 14-09-025 (Maholland)

Purpose: Acquisition of property in fee. The land acquisition plan for the University of Tennessee Knoxville was revised and approved by THEC to accommodate this purchase.

Estimated Sale Price: Fair Market Value

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

Owner(s): Sequatchie Concrete Service, Inc.

Comment: The property will be acquired for the control and future use of the land base.

Date of last Transfer: May 20, 2002
Purchase Price: Unknown
Property Assessor's Value: \$183,500
Improvements Square Foot: None

Minutes: 10/20/2014 ESC Approved obtaining title work, appraisal, survey, environmental assessment and exercise option to acquire required interest, not to exceed appraised value with waiver of advertisement and one appraisal.

UNIVERSITY OF TENNESSEELand Transaction

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

Description: Knox County – approximately 0.4 +/- acres – railroad property adjacent to 2000 Sutherland Avenue, Knoxville, TN – Trans. No. 14-09-026 (Maholland)

Purpose: Acquisition of property in fee. The land acquisition plan for the University of Tennessee Knoxville was revised and approved by THEC to accommodate this purchase.

Estimated Sale Price: Fair Market Value

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

Owner(s): Gulf and Ohio Railways

Comment: The property will be acquired for the control and future use of the land base.

Date of last Transfer: Unknown
Purchase Price: Unknown
Property Assessor's Value: NA
Improvements Square Foot: NA

Minutes: 10/20/2014 ESC Approved obtaining title work, appraisal, survey, environmental assessment and exercise option to acquire required interest, not to exceed appraised value with waiver of advertisement and one appraisal.

UNIVERSITY OF TENNESSEELand Transaction

Requested Action:	Approval of disposal by easement with waiver of advertisement and appraisals
Description:	Knox County – permanent utility easement of approximately 2.9 +/- acres and a temporary construction easement of approximately 3.9 +/- acres – multiple parcels, Knoxville, TN – Trans. No. 14-09-022 (Baugh)
Purpose:	The easement will authorize KUB to enter upon, construct, operate, repair and maintain utilities within the defined area to serve UT.
Estimated Sale Price:	Mutual benefit
Source of Funding:	Plant (Non-Auxiliary) (A)
Grantee:	Knoxville Utilities Board
Comment:	The Knoxville Utilities Board (KUB) is constructing a new gas distribution main to serve the University of Tennessee and facilitate the conversion of the University's coal-fired steam plant to a natural gas facility. The conversion is mandated by the EPA and will reduce the University's carbon footprint and be pivotal in becoming a leader in sustainability and clean energy. The final easement area to be determined at conclusion of gas line installation.
Minutes:	10/20/2014 ESC Approved disposal by easement with waiver of advertisement and appraisals.

UNIVERSITY OF TENNESSEELand Transaction

Requested Action:	Approval of disposal by easement with waiver of advertisement and appraisals
Description:	Knox County – 0.09 +/- acres - permanent utility easement – Knoxville, TN – Trans. No. 14-10-004 (Baugh)
Purpose:	The easement will authorize KUB to enter upon, construct, operate, repair and maintain utilities within the defined area to serve UT facilities.
Estimated Sale Price:	Mutual benefit
Source of Funding:	Plant (Non-Auxiliary) (A)
Grantee:	Knoxville Utilities Board
Comment:	The Knoxville Utilities Board (KUB) has an existing overhead power line that serves UT facilities adjacent to the new Volleyball Practice Facility. A new underground electric line is proposed for this facility in the same area of the overhead line.
Minutes:	10/20/2014 ESC Approved disposal by easement with waiver of advertisement and appraisals.

UNIVERSITY OF TENNESSEELand Transaction

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

Description: Weakley County – approximately 55.6 +/- acres - 634 Old Fulton Rd, Martin, TN – Trans. No. 14-07-023

Purpose: Acquisition in fee of property and improvements. This property is in the University of Tennessee-Martin's 2010 Master Plan.

Estimated Sale Price: Fair Market Value

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

Owner(s): Raphael and Mildred Walker

Comment: The property is contiguous to University property and will be acquired for the control and future use of the land base. The University will evaluate the future use of the improvements.

Date of last Transfer: September 28, 2001/October 1, 2010
Purchase Price: unknown
Property Assessor's Value: \$ 323,900
Improvements Square Foot: 2,000 +/- sf house and 1,500 +/- sf barn

Minutes: 10/20/2014 ESC Approved obtaining title work, appraisal, survey, environmental assessment and exercise option to acquire required interest, not to exceed appraised value with waiver of advertisement and one appraisal.

UNIVERSITY OF TENNESSEELand Transaction

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

Description: Weakley County – approximately 75.5 +/- acres - 779 Old Fulton Rd, Martin, TN – Trans. No. 14-10-001 (Maholland)

Purpose: Acquisition in fee of property and improvements. The land acquisition plan for the University of Tennessee Martin was revised and approved by THEC to accommodate this purchase.

Estimated Sale Price: Fair Market Value

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

Owner(s): Cary E. and Ruth Lynn Weldon

Comment: The property is contiguous to University property and will be acquired for the control and future use of the land base. The University will evaluate the future use of the improvements.

Date of last Transfer: February 23, 2012

Purchase price: Tract 1 - \$24,448 (08/24/1994); Other - Unknown

Property Assessor's Value: \$548,400

Improvements Square Foot: a 2,400 +/- sq. ft. single family dwelling, 5,000 +/- sq. ft. barn and a 2,400+/- sq. ft. shed

Minutes: 10/20/2014 ESC Approved obtaining title work, appraisal, survey, environmental assessment and exercise option to acquire required interest, not to exceed appraised value with waiver of advertisement and one appraisal.

UNIVERSITY OF TENNESSEELand Transaction

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

Description: Shelby County – approximately 0.5 +/- acres - 234 East Street, Memphis, TN – Trans. No. 14-09-023 (Maholland)

Purpose: Acquisition in fee of property and improvements. The land acquisition plan for the University of Tennessee Health Science Center was revised and approved by THEC to accommodate this purchase.

Estimated Sale Price: Fair Market Value

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

Owner(s): S. Scott and Michelle H. Sammons

Comment: The property will be acquired for the control and future use of the land base. The University will evaluate the future use of the improvements. This property is on the southern edge of campus.

Date of last Transfer: January 11, 2011

Purchase Price: Unknown

Property Assessor's Value: \$301,100

Improvements Square Foot: a 16,300 +/- sq. ft. warehouse/distribution facility

Minutes: 10/20/2014 ESC Approved obtaining title work, appraisal, survey, environmental assessment and exercise option to acquire required interest, 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, environmental assessment and exercise option to acquire the required interest, not to exceed appraised value with waiver of advertisement and one appraisal
Description:	Washington County – 4.3338+/- acres – 1328 W. State of Franklin Road, Johnson City, TN – Trans. No. 14-09-014 (Maholland)
Purpose:	Acquisition in fee to acquire property and improvements consisting of a 2,484 sq. ft. building and an adjacent vacant lot. The building will be demolished and the two properties will be used for the building site for future Fine Arts Classroom facility. The land acquisition plan for ETSU was revised and approved by THEC to accommodate this purchase and these properties will be included in the revised Master Plan currently being developed.
Estimated Price:	Fair Market Value
Source of Funding:	Plant (Non-Auxiliary) (A)
Owner(s):	Bank of Tennessee
Comment:	Date of last transfer: April 19, 1989 Purchase Price: \$500.00 (unimproved) Property Assessor's Value: \$1,290,100 Improvements Square Footage: 2,484 Date of last transfer: January 31, 2012 Purchase Price: \$987,000 Property Assessor's Value: \$639,600 Improvements Square Footage: NA
Minutes:	10/20/2014 ESC Approved obtaining title work, appraisal, survey, environmental assessment and exercise option to acquire the required interest, not to exceed appraised value with waiver of advertisement and one appraisal.

TENNESSEE BOARD OF REGENTSLand Transaction

Requested Action: Approval of disposal in fee and to utilize TBR procurement methods to contract with a realty firm to assist with the disposal

Description: Shelby County – 1.28+/- acres – 3745 S. Galloway Drive, TN – Trans. No. 14-09-012 (Baugh)

Purpose: Disposal in fee of gift property deeded by W. Harry Feinstone and Goldye L. Feinstone in 1976.

Estimated Cost: 6% of sale price to be paid for out of sale proceeds

Owner(s): State of Tennessee

Comment: Owners remained in the house until their passing. Proceeds from the sale will be used for the University of Memphis' President's Academic Enrichment Trust, as required in the deed. The property is residential and the University expects will be better marketed and sold by a residential realty firm.

Date of Last Transfer: December 23, 1976
 Original Cost to the State: Gift
 Property Assessor's Value: \$839,500
 Improvements Square Footage: 6,634

Minutes: 10/20/2014 ESC Approved disposal in fee and to utilize TBR procurement methods to contract with a realty firm to assist with the disposal.

DEPARTMENT OF MILITARY

Land Transaction

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

Description: Franklin County – 20’ permanent easement (0.163 acres) and 10’ temporary construction easement (0.082 acres) – Winchester, TN – Trans No. 14-09-015 (Baugh)

Purpose: Disposal by easement to The City of Winchester to relocate utility lines to accommodate TDOT projects.

Estimated Price: Mutual Benefit

Source of Funding: Winchester Utilities (REM fees) (O)

Grantee: City of Winchester

Comment: Easement relocation is required because of a TDOT rerouting project. The temporary easement will automatically terminate upon completion of construction.

Minutes: 10/20/2014 ESC Approved disposal by easement with waiver of advertisement and appraisals.

ECONOMIC AND COMMUNITY DEVELOPMENT

Lease Transaction

Requested Action: Approval to amend lease

Description: Fayette County – 181+/-acres – Stanton, TN – Trans. No. 14-09-020 (Hull)

Purpose: Extend crop farm lease for one year.

Term: Extension until December 31, 2015

Tenant: Harris Hughes, Jr.

Proposed Rental Amount: \$29,583.00/year (annual crop rent)

Comment: Requesting an extension of the existing lease assumed by the State to allow the State time to conduct a competitive procurement for new farm leases for the Memphis Regional Megasite.

Minutes: 10/20/2014 ESC Approved lease amendment.

ECONOMIC AND COMMUNITY DEVELOPMENT

Lease Transaction

Requested Action: Approval to amend lease

Description: Fayette County – 35+/-acres – Stanton, TN – Trans. No. 14-10-002 (Hull)

Purpose: Extend crop farm lease for one year.

Term: Extension until December 31, 2015

Tenant: Robert Tapp

Proposed Rental Amount: One-fourth of the gross proceeds from sale of crops.

Comment: Requesting an extension of the existing lease to allow the State time to conduct a competitive procurement for new farm leases for the Memphis Regional Megasite after 2015.

Minutes: 10/20/2014 ESC Approved lease amendment.

TENNESSEE WILDLIFE RESOURCES AGENCYLand Transaction

Requested Action:	Approval to obtain title work, appraisal, survey, environmental assessment and exercise option to acquire interest, not to exceed appraised value with waiver of advertisement and one appraisal
Description:	Scott County – 92.00+/-acres – Norma Rd., Huntsville, TN – Trans. No. 14-09-017 (Berry)
Purpose:	Acquisition in fee to acquire an inholding tract in the North Cumberland Wildlife Management Area.
Estimated Price:	Fair Market Value
Source of Funding:	14/15 Wetlands Acquisition Fund (A)
Owner(s):	Frankie Janise Martin, et al
Comment:	The property, known as the Martin tract, is on the wetlands priority list. No additional operating costs are associated with this acquisition. Date of last transfer: August 5, 1943 Purchase Price: \$0.00 Property Assessor's Value: \$50,600 Improvements Square Footage: N/A
Minutes:	10/20/2014 ESC Approved obtaining title work, appraisal, survey, environmental assessment and exercise option to acquire interest, not to exceed appraised value with waiver of advertisement and one appraisal.

TENNESSEE WILDLIFE RESOURCES AGENCYLand Transaction

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

Description: Fayette County – 14+/-acres – North of Southern Railway – Trans. No. 14-09-019 (Berry)

Purpose: Acquisition in fee to acquire an in holding tract in the Wolf River Wildlife Management Area.

Estimated Price: Fair Market Value

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

Owner(s): Bruce Allan Bowling

Comment: The property, known as the Bowling tract, is on the wetlands priority list. No additional management costs are associated with this acquisition.

Date of last transfer: June 10, 2010

Purchase Price: \$0.00

Property Assessor's Value: 28,700

Improvements Square Footage: N/A

Minutes: 10/20/2014 ESC Approved obtaining title work, appraisal, survey, environmental assessment and exercise option to acquire interest, not to exceed appraised value with waiver of advertisement and one appraisal.

TENNESSEE WILDLIFE RESOURCES AGENCYLand Transaction

Requested Action: Approval to obtain title work, survey, environmental assessment and accept as gift with waiver of advertisement and appraisals

Description: Obion County – 175+/-acres – Webb Store Rd., Tiptonville, TN – Trans. No. 14-07-029 (Berry)

Purpose: Acquisition by gift for the transfer of mitigation land to compensate for unavoidable impacts during construction of the Northwest TN Regional Harbor.

Estimated Price: Gift

Source of Funding: Northwest Tennessee Regional Port Authority (REM fees) (O)

Owner(s): Northwest Tennessee Regional Port Authority (NTRPA)

Comment: NTRPA will cover the due diligence costs for this transaction. No additional operating costs are associated with this transaction. The property will be managed out of the Reelfoot Wildlife Management Area.

Date of last transfer: July 30, 2007
Purchase Price: \$931,182
Property Assessor's Value: \$765,000 (246.79 acres)
Improvements Square Footage: 320

Minutes: 10/20/2014 ESC Approved obtaining title work, survey, environmental assessment and accept as gift with waiver of advertisement and appraisals.

Approved:



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