

MINUTES

STATE BUILDING COMMISSION MEETING

EXECUTIVE SUB-COMMITTEE

JULY 20, 2009

The State Building Commission Executive Subcommittee met this day at 10:30 a.m. in the Executive Conference Room, Ground Floor, State Capitol, Nashville, Tennessee.

STATE BUILDING COMMISSION SUB-COMMITTEE MEMBERS PRESENT

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

OTHERS PRESENT

Mike Fitts, State Architect
Alan Robertson, Assistant State Architect
Georgia Martin, State Architect's Office
Jurgen Bailey, Real Property Administration
Bob King, Real Property Administration
Dottie Hagood, Real Property Administration
Janie Porter, Attorney General's Office
Genie Whitesell, Attorney General's Office
Joy Harris, Treasurer's Office
John Carr, Department of Finance & Administration
Karen Hale, Comptroller's Office
Mark Cherpach, Department of Finance and Administration
Fred Hix, Mental Retardation Services
Dick Tracy, Tennessee Board of Regents
Diane Uhler, Tennessee Board of Regents
Stephanie Steele, THEC

Bob Fulcher, Department of Environment and Conservation
Rick Wood, Trust for Public Land
Mike Carlton, Department of Environment and Conservation
Col. Bill Wenzler, Military Department
Cindy Liddell, Bond Finance
Pat Bagley, Tennessee Technological University
Claire Stinson, Tennessee Technological University
Bill Avant, Department of Environment and Conservation
Annette Crutchfield, Legislative Budget Office
Michael Williams, Department of Transportation
Melinda Parton, Comptroller's Office
Terry Mason, Comptroller's Office
Mark Wood, Secretary of State's Office

Commissioner Goetz called the meeting to order at 10:35 a.m. and requested action on the following matters as presented by State Architect Mike Fitts.

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CONSENT AGENDA

Approved the following Real Property transactions (*with lead sheets beginning on page 10*), which have been reviewed and recommended for approval by Subcommittee staff:

- A. Agency: **University of Tennessee – Shelby County**
Transaction: Acquisition in fee
- B. Agency: **University of Tennessee – Gibson County**
Transaction: Disposal in fee
Provision: Waiver one appraisal
- C. Agency: **University of Tennessee – Knox County**
Transaction: Lease agreement
Provision: Waiver of advertisement
- D. Agency: **Tennessee Board of Regents – Shelby County**
Transaction: Acquisition in fee
- E. Agency: **Tennessee Board of Regents – Shelby County**
Transaction: Acquisition in fee
- F. Agency: **Tennessee Board of Regents – Hamilton County**
Transaction: Disposal by easement
Provision: Waiver of advertisement & appraisals
- G. Agency: **Tennessee Board of Regents – Rutherford County**
Transaction: Lease agreement
- H. Agency: **Department of Transportation – Henderson County**
Transaction: Acquisition to acquire wetlands credits
- I. Agency: **Department of Transportation – Marion County**
Transaction: Acquisition to acquire wetlands credits
- J. Agency: **Department of Transportation – Coffee County**
Transaction: Acquisition to acquire wetlands credits
- K. Agency: **Tennessee Wildlife Resources Agency – Cumberland County**
Transaction: Acquisition in fee

- L. Agency: Tennessee Wildlife Resources Agency – Cumberland County
Transaction: Disposal in fee

- M. Agency: Tennessee Wildlife Resources Agency – Anderson County
Transaction: Acquisition by easement
Provision: Waiver of advertisement & appraisals

- N. Agency: Tennessee Wildlife Resources Agency – Anderson County
Transaction: Disposal by easement
Provision: Waiver of advertisement & appraisals

- O. Agency: Tennessee Wildlife Resources Agency – Shelby County
Transaction: Acquisition in fee

- P. Agency: Tennessee Wildlife Resources Agency – Hamilton County
Transaction: Disposal by easement
Provision: Waiver of advertisement & appraisals

- Q. Agency: Department of Environment & Conservation – Grundy County
Transaction: Acquisition in fee
Provision: Waiver of appraisals

- R. Agency: Department of Environment & Conservation – Humphrey County
Transaction: Disposal by easement
Provision: Waiver of advertisement & appraisals

TENNESSEE BOARD OF REGENTS

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description: Overton County – 1,803 +/- acres – comprised of 3 tracts, Livingston, TN – Trans. No. 09-05-010 (Woodard)

Purpose: Acquisition by lease to be used for educational processes of TTU for their agricultural and farm based economics and practices

Source of Funding: TN Tech University

Estimated Cost: \$10.00 per year and maintaining the property

Owner(s): Millard and J.J. Oakley

SSC Report: 07-13-09. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee with recommendation.

SC Action: 07-20-09. Jurgen Bailey presented the transaction. He said this lease would be effective July 1, 2009 and would continue as a one year lease indefinitely. He added that it was the desire of the owners that the farm continue in perpetuity as a "Century Farm of Tennessee" and would be used by Tennessee Technological University for their agricultural and farm-based economics educational programs. Comptroller Wilson noted that the owner, Mr. Oakley, had resigned from the Tennessee Board of Regents so that there was full disclosure and no conflict of interest. After discussion, Subcommittee approved the request as presented.

TENNESSEE BOARD OF REGENTS

Volunteer State Community College, Gallatin, Tennessee

- 1) Approved a request for a revision in estimated project cost and funding from \$595,000.00 to \$607,000.00 (\$12,000.00 increase) and acknowledgement of source of funding for **Softball Field Press Box** at Volunteer State Community College in Gallatin, Tennessee, and authorization to award a construction contract to Curtis Builders, LLC., in the amount of \$507,464.00, based upon the base bid received July 8, 2009.

Revised Estimated Project Cost:	\$607,000.00
SBC Project No. 166/025-03-2005	

Discussion of Bids

- 1) Walters State Community College, Morristown
(Business and Technology Center Roof Replacement)
SBC Project No. 166/023-02-2008
Bid date: 07-15-2009
SC Action: No action required; bid within target

DEPARTMENT OF ENVIRONMENT & CONSERVATION

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, required interest in the following real property, not to exceed the appraised value for the property being acquired:

- Description: **Claiborne & Campbell Counties – 1,388 +/- acres of Cumberland Trail – Trans. No. 09-06-037 (McLeod)**
- Purpose: Acquisition in fee / easement for 18.5 miles of trail 200 feet wide with 9 lobes; plus access easement across 18 miles of existing roads.
- Source of Funding: State Land Acquisition Fund - \$1,250,974
National Resources Trust Fund - \$70,000
TEA – 21 - \$280,000
Land & Water Conservation Fund - \$750,000
- Estimated Cost: \$2,082,000
- Owner(s): Molpus Woodlands Group / Trust for Public Land
- SSC Report: 07-13-09. Jurgen Bailey summarized the transaction. Acquisition of these 18.5 miles was approved in 2000. What has changed several times was the ownership of the property and also the fair market value. Additional funding has been identified to acquire this property. TDEC is requesting approval to work with a third party (The Trust for Public Land) to assist them in the acquisition to meet the owner's deadline. Staff referred to Subcommittee with recommendation.
- SC Action: 07-20-09. Jurgen Bailey presented the transaction. Commissioner Goetz asked how much more this was costing the State. Bob Fulcher, responded that approximately \$900,000 and some acreage was being added, with the funding increase coming from a federal grant. Commissioner Goetz commented that he wished they had a better system to accommodate these types of transactions so it wouldn't take so long. After discussion, the request was approved as presented.

DEPARTMENT OF ENVIRONMENT & CONSERVATION

LAND ITEM

Review of a request for APPROVAL of the following DISPOSAL by LEASE and of interest in real property as required by TCA 4-15-102 and 12-2-112.

Description: **Campbell County – 5,400 square foot restaurant at Cove Lake State Park, Caryville City, TN – Trans. No. 09-06-038 (Jackson)**

Purpose: Disposal by lease to be operated by a private individual under a three (3) year standard license agreement; would like to convert the three (3) year license agreement to a five (5) year lease with option to renewal for five (5) years.

Term: Five (5) year lease with option for five (5) year term.

Consideration: \$2,500 per month

Lessee: Mark Rickard

SSC Report: 07-13-09. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee with recommendation.

SC Action: 07-20-09. Jurgen Bailey presented the transaction. He said the current license expires in December 2009 and they prefer to go with the lease to allow for more permanence giving the Lessee more incentive to invest in improvements to the property. Comptroller Wilson asked if this was a change in policy. Bill Avant responded "yes", that they currently have a 3-year license, but request approval to move to a 5-year lease. He added that they did this last year at Harrison Bay and plan to do so at Chickasaw next year. Mr. Bailey commented that these vendors are doing a very good job for the State. After discussion, Subcommittee approved the request as presented.

DEPARTMENT OF FINANCE AND ADMINISTRATION
FOR
MENTAL RETARDATION SERVICES

INTERMEDIATE CARE FACILITIES / MR HOMES – FAYETTE COUNTY, TENNESSEE

- 1) Mr. Fitts began a discussion regarding a project for the **Intermediate Care Facilities/MR Homes** located in West Tennessee. He said they have three options: (1) cancel all bids and rebid; (2) negotiate out the Donelson Drive home; or (3) get a price for a substitute location. After discussing with the Attorney General's Office, he said taking the third house out of the contract opens up more likelihood for dispute. He said if they do a substitution, they won't run that risk. Mr. Fitts said they would like to proceed with signing the contract and change order at the same time, which would swap locations and involve reduction in the total contract price of less than \$2,000.

He handed out a summary sheet of the bidder's breakdown of the original three houses that were bid, plus the cost of the same house located on a different site. Comptroller Wilson asked where was the location of the third house, and was told on Schaefer Road in Shelby County. Secretary Hargett asked why the Donelson property was chosen instead of the Schaefer. Fred Hix responded that the Donelson was one of the first pieces of property for which they had obtained title and received topographic surveys. He said, at this point in time, they have clear title to the new site, have topos and can proceed. Secretary Hargett asked if they still need to replace the Donelson home, and Mr. Hix responded "yes", adding that they have to come up with those as well as others to satisfy closure of Arlington Developmental Center. Commissioner Goetz asked what would happen to the Donelson site. Mr. Hix responded that their obligation was to get the 12 homes underway and that the Donelson property may have to be surplus.

After discussion, Subcommittee approved Mr. Fitts' request to modify the bid contract by change order to revise the location of the third home from Donelson Drive in Fayette County to Schaefer Road in Shelby County, with a credit of \$1,649.00, based upon the low bidder's breakdown summary sheet.

SBC Project No. 346/000-05-2005

PARIS READINESS CENTER, HENRY COUNTY, TENNESSEE

- 1) Mr. Fitts brought up from the floor a request for approval of a revision in source of funding on a project for **HVAC Replacement & Building Upgrades** at Paris Readiness Center, Henry County, Tennessee. He stated that the SBC approved a revision in source of federal funds to ARRA funds on July 9, 2009. He said the project was bid and awarded to the low bidder, and it was discovered that the ARRA funds would not be eligible for the project because it was already under construction. Subcommittee approved the request to change back to the original federal funding due to the ineligibility of the ARRA funds.

Estimated Project Cost: \$550,000.00
SBC Project No. 361/000-09-2005

STATE BUILDING COMMISSION

MINUTES OF EXECUTIVE SUBCOMMITTEE MEETING

- 1) Approved the Minutes of the Executive Subcommittee meetings held on June 22 and July 6, 2009.

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There being no further business, the meeting adjourned at 10:51 a.m.

Consent Agenda Items

A.

UNIVERSITY OF TENNESSEE

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description: Shelby County – 0.46 +/- acres – 757 Court Avenue, Memphis, TN – Trans. No. 09-06-033 (Baugh)

Purpose: Acquisition in fee to acquire property that is in the Master Plan.

Source of Funding: University of Tennessee land acquisition account

Estimated Cost: Fair Market Value

Owner(s): Executive Board of the Tennessee Baptist's Convention

SSC Report: 07-13-09. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.

SC Action: 07-20-09. Subcommittee approved the request as presented.

UNIVERSITY OF TENNESSEE

LAND ITEM

Review of a request for APPROVAL of the following DISPOSAL of interest in real property with WAIVER ONE (1) APPRAISALS as required by TCA 4-15-102 and 12-2-112:

Description: Gibson County – 16.59 +/- acres – (former 4-H Camp), Milan, TN – Trans. No. 09-06-034 (Baugh)

Purpose: Disposal in fee of property known as the Buford Ellington 4-H Center.

Original Cost to State: \$218,000

Date of Original Conveyance: 1962

Grantor Unto State: Federal Housing Commissioner

Estimated Sale Price: Fair Market Value

SSC Report: 07-13-09. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.

SC Action: 07-20-09. Subcommittee approved the request as presented.

UNIVERSITY OF TENNESSEE

LEASE AGREEMENT

Review of a request for APPROVAL of the following LEASE AGREEMENT for the rental of real property as required by TCA 12-2-115:

Location: Knox County – 1000 Volunteer Blvd., Knoxville, TN – Trans. No.

Purpose: To provide banking services for students and staff.

Term: August 1, 2009 thru July 31, 2014 (5 yrs)
Option for extensions of five (5) one (1) year extensions

Proposed Amount: 1,200 Square Feet
Annual Contract Rent Incl. Utilities &
Janitorial Services: \$21,600.00 @\$18.00 / sf
Total Annual Effective Cost: \$21,600.00 @\$18.00 / sf

Current Amount: None

Type: New Lease – Received one (1) proposal from one (1) proposer.

FRF Rate: \$18.00

Purchase Option: No

Lessor: UT Federal Credit Union

Comment: The proposed lease provides (1) proposed lease has sixty (60) day State cancellation and (2) lessor will pay the difference of utilities cost over \$1.75 per square foot.

SBC approval for RFP was done on 4-20-09 Trans. No. 09-03-006.

SSC Report: 07-13-09. Bob King summarized the transaction. Staff referred to Subcommittee for consent agenda.

SC Action: 07-20-09. Subcommittee approved the request as presented.

TENNESSEE BOARD OF REGENTS

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, RELOCATION SERVICES, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, and DEMOLISH IMPROVEMENTS required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description: Shelby County – 0.31 +/- acres – 681 Union Avenue, Memphis, TN – Trans. No. 09-06-031 (Woodard)

Purpose: Acquisition in fee to construct a building for Nursing, Natural Science and Biotechnology.

Source of Funding: Campus Plant Funds for 2010

Estimated Cost: \$395,000

Owner(s): Cecil & Brad Roller

Comment: BOR is requesting approval for condemnation if the property owner refuses to sell.

SSC Report: 07-13-09. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda with a recommendation that a Phase 1 Environmental Assessment be completed on the property.

SC Action: 07-20-09. Subcommittee approved the request as presented.

TENNESSEE BOARD OF REGENTS

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, RELOCATION SERVICES, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, and DEMOLISH IMPROVEMENTS required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description: Shelby County – 0.38 +/- acres – 691 Union Avenue, Memphis, TN – Trans. No. 09-06-032 (Woodard)

Purpose: Acquisition in fee to construct a building for Nursing, Natural Science and Biotechnology.

Source of Funding: Campus Plant Funds for 2010

Estimated Cost: \$790,000

Owner(s): Mohammed H. & Khadejah Emamhosseini

Comment: BOR is requesting approval for condemnation if the property owner refuses to sell.

SSC Report: 07-13-09. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda with a recommendation that a Phase 1 Environmental Assessment be completed on the property.

SC Action: 07-20-09. Subcommittee approved the request as presented.

TENNESSEE BOARD OF REGENTS

LAND ITEM

Review of a request for APPROVAL of the following DISPOSAL by EASEMENT of interest in real property with WAIVER of ADVERTISEMENT and APPRAISALS as required by TCA 4-15-102 and 12-2-112.

Description: Hamilton County – 20’ wide by 13,060 foot long easement at Amnicola Highway, Chattanooga, TN – Trans. No. 09-06-040 (Maholland)

Purpose: Disposal by easement for the right of way for power services to the new Health Science Center at Chattanooga State Tech Community College – SBC Project 166/012-03-200

Estimated Sale Price: State’s Benefit

Grantee: Electric Power Board of Chattanooga

Comment: The utility easement will allow the EPB ingress and egress for the installation, maintenance, repair, operation & inspection of the underground electrical distribution system located at Chattanooga State.

SSC Report: 07-13-09. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.

SC Action: 07-20-09. Subcommittee approved the request as presented.

TENNESSEE BOARD OF REGENTS

LEASE AGREEMENT

Review of a request for APPROVAL of the following LEASE AGREEMENT for the rental of real property and as required by TCA 12-2-115:

Location: Rutherford County – 880 Esther Lane, Murfreesboro, TN – Trans. No. 09-06-944

Purpose: To provide warehouse space for MTSU

Term: August 1, 2009 thru July 30, 2014 (5 yrs)
Option to renew for an additional five (5) years with negotiated adjustment for cost of living increase.

Proposed Amount: 21,720 Square Feet

Annual Contract Rent:	\$ 84,175.00	@\$3.87 / sf
Est. Annual Utility Cost:	\$ 23,892.00	@\$1.10 / sf
Est. Annual Janitorial Cost:	<u>\$ 23,892.00</u>	<u>@\$1.10 / sf</u>
Total Annual Effective Cost:	\$131,959.00	@\$6.07 / sf

Current Amount: 21,720 Square Feet

Annual Contract Rent:	\$ 84,175.00	@\$3.87 / sf
Est. Annual Utility Cost:	\$ 23,892.00	@\$1.10 / sf
Est. Annual Janitorial Cost:	<u>\$ 23,892.00</u>	<u>@\$1.10 / sf</u>
Total Annual Effective Cost:	\$131,959.00	@\$6.07 / sf

Type: New lease – advertise – receive only one proposal from the current lessor

FRF Rate: \$6.50

Lessor: Charitable Remainder Unitrust / Joseph M. Swanson

Comment: The proposed lease provides (1) Lessor to provide sewer/water charges based on pro-rated amount of space occupied, and (2) proposed lease has ninety (90) day State cancellation.

SSC Report: 07-13-09. Bob King summarized the transaction. Staff referred to Subcommittee for consent agenda.

SC Action: 07-20-09. Subcommittee approved the request as presented.

DEPARTMENT OF TRANSPORTATION

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description: Henderson County – Purchase 34 Wetland Mitigation Credits from Beech River Wetland site, Lexington Bypass (State Rt. 459), Lexington, TN – Trans. No. 09-06-001 (Bailey)

Purpose: Acquisition to acquire Wetland Credits to mitigate unavoidable wetland impacts associated with the construction of Lexington Bypass.

Source of Funding: Highway funds

Estimated Cost: \$18,000 per credit x 34 = \$612,000

Owner(s): MRW Environmental, LLC

SSC Report: 07-13-09. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.

SC Action: 07-20-09. Subcommittee approved the request as presented.

DEPARTMENT OF TRANSPORTATION

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description: Marion County – Purchase 16.66 +/- acres of Wetland Restoration Credit and 6.17 +/- acres of Wetland Enhancement Credit from the Sequatchie Valley Wetland Mitigation site, Jasper, TN – Trans. No. 09-06-002 (Bailey)

Purpose: Acquisition to acquire Wetland Credits to mitigate unavoidable wetland impacts associated with the construction of an exit ramp and off-set basin at the State Rt. 27 & I-24 Interchange.

Source of Funding: Highway funds

Estimated Cost: \$22,300 per credit x 22.83 = \$509,109

Owner(s): MRW Environmental, LLC

SSC Report: 07-13-09. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.

SC Action: 07-20-09. Subcommittee approved the request as presented.

DEPARTMENT OF TRANSPORTATION

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description: Coffee County – Purchase 25 Wetland Mitigation Credits from Coffee County Wetland Mitigation Bank, Manchester, TN – Trans. No. 09-06-003 (Bailey)

Purpose: Acquisition to acquire Wetland Credits to mitigate unavoidable wetland impacts associated with the construction of TDOT projects.

Source of Funding: Highway funds

Estimated Cost: \$12,500 per credit x 25 = \$312,500

Owner(s): National Ecological Foundation, LLC

SSC Report: 07-13-09. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.

SC Action: 07-20-09. Subcommittee approved the request as presented.

TENNESSEE WILDLIFE RESOURCES AGENCY

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description: Cumberland County – 57.87 +/- acres – Cold Springs Road, Crossville, TN – Trans. No. 09-06-023 (Jackson)

Purpose: Acquisition in fee for equal value land exchange for a county road boundary between TWRA and the private owner. This would help clarify WMA users and Mr. Oakley visitors.

Source of Funding: TWRA License dollars

Estimated Cost: Fair Market Value

Owner(s): Millard Oakley

SSC Report: 07-13-09. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.

SC Action: 07-20-09. Subcommittee approved the request as presented.

TENNESSEE WILDLIFE RESOURCES AGENCY

LAND ITEM

Review of a request for APPROVAL of the following DISPOSAL of interest in real property with as required by TCA 4-15-102 and 12-2-112:

Description: Cumberland County – 53.76 +/- acres – Cold Springs Road, Crossville, TN – Trans. No. 09-06-024 (Jackson)

Purpose: Disposal in fee for exchange for a county road boundary between TWRA and the private owner. This would help clarify WMA users and Mr. Oakley visitors.

Date of Original Conveyance: Multiple tracts 1942-59

Grantor Unto State: Multiple Owners

Estimated Sale Price: Fair Market Value

Grantee: Millard Oakley

SSC Report: 07-13-09. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.

SC Action: 07-20-09. Subcommittee approved the request as presented.

TENNESSEE WILDLIFE RESOURCES AGENCY

LAND ITEM

Review of a request for APPROVAL of the following DISPOSAL by EASEMENT of interest in real property with WAIVER of ADVERTISEMENT and APPRAISALS as required by TCA 4-15-102 and 12-2-112.

Description: Anderson County - 0.75 +/- acres - Boat Ramp Rd., Clinton, TN - Trans. No. 09-06-025 (Jackson)

Purpose: Acquisition by easement for approval to swap easements. Easement holder has requested that the location of this easement be moved to an area currently being used by adjoining land owner.

Source of Funding: TWRA

Estimated Sale Price: \$0

Grantee: James T. Evans

SSC Report 07-13-09. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.

SC Action: 07-20-09. Subcommittee approved the request as presented.

TENNESSEE WILDLIFE RESOURCES AGENCY

LAND ITEM

Review of a request for APPROVAL of the following DISPOSAL by EASEMENT of interest in real property with WAIVER of ADVERTISEMENT and APPRAISALS as required by TCA 4-15-102 and 12-2-112.

Description: Anderson County - 0.75 +/- acres - Boat Ramp Rd., Clinton, TN - Trans. No. 09-06-026 (Jackson)

Purpose: Disposal by easement for existing ROW easement retained when the State purchased this property has been made impassable by the construction of an access road to a boat ramp on the Clinch River. Easement holder has requested that the location of the easement be moved.

Estimated Sale Price: \$0

Grantee: James T. Evans

Comment: Old road easement mentioned in deed will be officially removed.

SSC Report: 07-13-09. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.

SC Action: 07-20-09. Subcommittee approved the request as presented.

TENNESSEE WILDLIFE RESOURCES AGENCY

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description: Shelby County – 25.25 +/- acres – Memphis, TN – Trans. No. 09-06-041 (Jackson)

Purpose: Acquisition in fee for the property is an in-holding in existing state owned land. Shelby Co. is willing to transfer property to the State at no cost.

Source of Funding: TWRA

Estimated Cost: Gift

Owner(s): Shelby County Government

SSC Report: 07-13-09. Jurgen Bailey summarized the transaction. Shelby County acquired property when owner did not pay back real property taxes. TWRA made a request to have property conveyed at no cost to the State since it was an in holding at Mustin Bottoms and Shelby Forest WMA. Staff referred to Subcommittee for consent agenda.

SC Action: 07-20-09. Subcommittee approved the request as presented.

TENNESSEE WILDLIFE RESOURCES AGENCY

LAND ITEM

Review of a request for APPROVAL of the following DISPOSAL by EASEMENT of interest in real property with WAIVER of ADVERTISEMENT and APPRAISALS as required by TCA 4-15-102 and 12-2-112.

Description: Hamilton County - 0.044 +/- acres - Old Hixson Pike, Chattanooga, TN - Trans. No. 09-06-042 (Jackson)

Purpose: Disposal by easement for overhead power lines

Estimated Sale Price: Public Purpose

Grantee: City of Chattanooga

SSC Report: 07-13-09. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.

SC Action: 07-20-09. Subcommittee approved the request as presented.

DEPARTMENT OF ENVIRONMENT & CONSERVATION

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, and WAIVER APPRAISALS required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description: **Grundy County – 112 +/- acres – Stone Door Rd. (55 acres) & Bill Stewart Rd. (57 acres), Beersheba Springs, TN – Trans. No, 09-06-036 (Baugh)**

Purpose: Acquisition in fee to protect Laurel Creek Watershed that flows into Savage Gulf.

Source of Funding: The Land Trust of Tennessee

Estimated Cost: Gift

Owner(s): The Land Trust of Tennessee

SSC Report: 07-13-09. Jurgen Bailey summarized the transaction. Property has a tax assessment value of \$81,000 and has no environmental issues. Staff referred to Subcommittee for consent agenda.

SC Action: 07-20-09. Subcommittee approved the request as presented.

DEPARTMENT OF ENVIRONMENT & CONSERVATION

LAND ITEM

Review of a request for APPROVAL of the following DISPOSAL by EASEMENT of interest in real property with WAIVER of ADVERTISEMENT and APPRAISALS as required by TCA 4-15-102 and 12-2-112.

Description: Humphrey County – 365 sq. feet for disposal by easement ROW, New Johnsonville, TN – Trans. No. 09-06-039 (Jackson)

Purpose: Disposal by easement to provide water to the proposed Johnsonville Visitor Center.

Estimated Sale Price: Public Benefit

Grantee: City of New Johnsonville

SSC Report: 07-13-09. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.

SC Action: 07-20-09. Subcommittee approved the request as presented.

Approved by: _____

M.D. Goetz, Jr., Commissioner
Department of Finance and Administration