

**MINUTES**  
**STATE BUILDING COMMISSION**  
Executive Subcommittee  
June 12, 2014

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The State Building Commission Executive Subcommittee met this day at 11:30 a.m. in House Hearing Room 30, Legislative Plaza, Nashville, Tennessee. Commissioner Martin called the meeting to order at 11:32 a.m. and requested action on the following matters as presented by State Architect Peter Heimbach.

STATE BUILDING COMMISSION SUB-COMMITTEE MEMBERS PRESENT

Larry Martin, Commissioner, Department of Finance and Administration  
Tre Hargett, Secretary of State  
David Lillard, State Treasurer

STATE BUILDING COMMISSION SUB-COMMITTEE MEMBERS ABSENT

Justin Wilson, Comptroller of the Treasury

OTHERS PRESENT

Peter Heimbach, State Architect  
Georgia Martin, Office of the State Architect  
Jonathan Rummel, Secretary of State's Office  
Bruce Davis, Legislative Budget Office  
Joy Harris, Treasurer's Office  
Kathy Stickel, Comptroller's Office  
Janie Porter, Attorney General's Office  
Genie Whitesell, Attorney General's Office  
Robbi Stivers, University of Tennessee  
Chloe Shafer, Office of the State Architect  
John Webb, Department of Finance and Administration  
Lauren Ridenour, Department of Finance and Administration  
Crystall Collins, THEC  
Mike Morrow, Department of Finance and Administration  
Cindy Liddell, Comptroller's Office  
Chris Remke, Department of General Services  
Chuck Lawrence, Department of General Services  
John Hull, Department of General Services  
Rene Inman, Department of General Services  
Bob Oglesby, Department of General Services  
Tim McKeehan, University of Tennessee  
Robbi Stivers, University of Tennessee

DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT

**Land Transaction**

**Requested Action:** Approval to purchase property at an amount not to exceed previously approved cost per acre

**Description:** Haywood County – 4+/-acres (200' of right of way) Memphis Regional Megasite – Trans. No. 13-08-16 (Miller)

**Purpose:** Acquisition of right of way interest needed for re-routing of SR 222.

**Estimated Price:** Up to \$10,600 per acre

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

**Owner(s):** Meux Hill LLC

**Comment:** Right of way will be transferred to TDOT when acquisition is complete.

Date of last transfer: December 23, 2010  
Purchase Price: N/A  
Property Assessor's Value:\$1,050,100 (394 acres)  
Improvements Square Footage: N/A

**Previous Action:** 09/23/2013 ESC Approved acquisition

**Minutes:** 06/12/2014 ESC Josh Helton stated that the purchase of the property was for the alignment of SR222 and did not involve the utility lines. Subcommittee approved purchasing the property at an amount not to exceed the previously approved cost per acre.

DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT

**Land Transaction**

**Requested Action:** Approval to purchase property at an amount not to exceed previously approved cost per acre

**Description:** Haywood County – 4+/-acres (200' of right of way) Memphis Regional Megasite – Trans. No. 13-08-15 (Miller)

**Purpose:** Acquisition of right of way interest needed for re-routing of SR 222.

**Estimated Price:** Up to \$10,600 per acre

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

**Owner(s):** Amy and Glenn Newman

**Comment:** Right of way will be transferred to TDOT when acquisition is complete.

Date of last transfer: September 4, 2009  
Purchase Price: \$700,000  
Property Assessor's Value:\$561,000 (210.46 acres)  
Improvements Square Footage: N/A

**Previous Action:** 09/23/2013 ESC Approved acquisition

**Minutes:** 06/12/2014 ESC Approved purchasing the property at an amount not to exceed the previously approved cost per acre.

DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT

**Land Transaction**

**Requested Action:** Approval to modify source of funding and sale price

**Description:** Fayette County 4.11 +/- acres – 8085 Highway 222, Stanton, TN – Trans. No. 13-06-040 (Miller)

**Purpose:** Acquisition in fee of property located at the Memphis Regional Megasite.

**Sale Price:** Fair Market Value plus relocation assistance in accordance with TDOT requirements as follows:

- Replacement Housing Payment – Not to Exceed \$14,000
- Moving expenses - \$2,250
- Incidental – Estimated cost - \$1,200
- Business in lieu of payment - \$17,741

**Source of Funding:** 2012 G.O. Bonds Capital Improvements (A)  
11/12 Current Funds Capital Improvements (Relocation Assistance) (R)

**Owner(s):** Earl and Virginia McKenzie

**Comment:** The funding type is corrected from residual bonds to appropriated bonds. Bonds associated with this purchase are part of a fiscal year 2013 line item for mega site development phase two. TDOT requirements are being followed to comply with federal requirements regarding relocations within a road right-of-way.

Date of last transfer: December 18, 1991  
Purchase Price: \$53,819  
Property Assessor's Value: \$124,100  
Improvements Square Footage: 2,100

**Previous Action:** 02/21/2012 ESC Approved request for Options  
07/30/2013 ESC Approved acquisition with waiver of advertisement, one appraisal and REM fees

**Minutes:** 06/12/2014 ESC Approved modifying source of funding and sale price.

DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT

**Land Transaction**

**Requested Action:** Approval to modify source of funding and sale price

**Description:** Fayette County 4.207+/-acres – Highway 222, Stanton, TN – Trans. No. 13-06-042 (Miller)

**Purpose:** Acquisition in fee of property located at the Memphis Regional Megasite.

**Sale Price:** Not to exceed Fair Market Value (Negotiated)

**Source of Funding:** 2012 G.O. Bonds-Capital Improvements (A)

**Owner(s):** Calvin and Brenda Howell

**Comment:** The funding type is corrected from residual bonds to appropriated bonds. Bonds associated with this purchase are part of a fiscal year 2013 line item for mega site development phase two.

Date of last transfer: November 4, 1991  
Purchase Price: \$130,000 (7.56 acres)  
Property Assessor's Value: \$26,400  
Improvements Square Footage: N/A

**Previous Action:** 02/21/2012 ESC Approved request for Options  
07/30/2013 ESC Approved acquisition with waiver of advertisement, one appraisal and REM fees

**Minutes:** 06/12/2014 ESC Approved modifying source of funding and sale price.

DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT

**Land Transaction**

**Requested Action:** Approval to modify source of funding

**Description:** Fayette County 35.48+/-acres – Thorpe Drive, Stanton, TN – Trans. No. 13-06-046 (Miller)

**Purpose:** Acquisition in fee of property adjacent to the Memphis Regional Megasite.

**Sale Price:** \$10,600 per acre plus improvement value.

**Source of Funding:** 2012 G.O. Bonds – Capital Improvement (A)

**Owner(s):** Jasper E. Davis and L. McCraw

**Comment:** The funding type is corrected from residual bonds to appropriated bonds. Bonds associated with this purchase are part of a fiscal year 2013 line item for mega site development phase two. There are no substantive changes to the previous Executive Sub Committee action.

Date of last transfer: January 1, 1900  
Purchase Price: N/A  
Property Assessor's Value: \$166,500  
Improvements Square Footage: 1,560

**Previous Action:** 02/21/2012 ESC Approved request for Options  
07/30/2013 ESC Approved acquisition with waiver of advertisement, one appraisal and REM fees

**Minutes:** 06/12/2014 ESC Approved modifying source of funding.

DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT

**Land Transaction**

**Requested Action:** Approval to modify source of funding

**Description:** Fayette County 19.92+/-acres – Highway 222, Stanton, TN – Trans. No. 13-06-044 (Miller)

**Purpose:** Acquisition in fee of property located at the Memphis Regional Megasite.

**Sale Price:** \$10,600 per acre plus improvement value.

**Source of Funding:** 2012 G.O. Bonds – Capital Improvement (A)

**Owner(s):** C.P. Drake, et ux. and Jewell Walker

**Comment:** The funding type is corrected from residual bonds to appropriated bonds. Bonds associated with this purchase are part of a fiscal year 2013 line item for mega site development phase two. There are no substantive changes to the previous Executive Sub Committee action.

Date of last transfer: July 16, 1986  
Purchase Price: N/A  
Property Assessor's Value: \$112,000  
Improvements Square Footage: 9,700

**Previous Action:** 02/21/2012 ESC Approved request for Options  
07/30/2013 ESC Approved acquisition with waiver of advertisement, one appraisal and REM fees

**Minutes:** 06/12/2014 ESC Approved modifying source of funding.

DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT

**Land Transaction**

**Requested Action:** Approval to modify source of funding

**Description:** Fayette County 3.24+/-acres – 8145 Highway 222, Stanton, TN – Trans. No. 13-06-038 (Miller)

**Purpose:** Acquisition in fee of property located at the Memphis Regional Megasite.

**Sale Price:** \$10,600 per acre plus improvement value.

**Source of Funding:** 2012 G.O. Bonds – Capital Improvement (A)

**Owner(s):** Pinal Partnership

**Comment:** The funding type is corrected from residual bonds to appropriated bonds. Bonds associated with this purchase are part of a fiscal year 2013 line item for mega site development phase two. There are no substantive changes to the previous Executive Sub Committee action.

Date of last transfer: August 23, 2001  
Purchase Price: \$421,061  
Property Assessor's Value: \$376,400  
Improvements Square Footage: 7,776

**Previous Action:** 02/21/2012 ESC Approved request for Options  
07/30/2013 ESC Approved acquisition with waiver of advertisement, one appraisal and REM fees

**Minutes:** 06/12/2014 ESC Approved modifying source of funding.



DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT

**Land Transaction**

**Requested Action:** Approval to modify source of funding

**Description:** Fayette County 189.93+/-acres – Thorpe Drive, Stanton, TN – Trans. No. 13-06-041 (Miller)

**Purpose:** Acquisition in fee of property located at the Memphis Regional Megasite.

**Sale Price:** \$10,600 per acre plus improvement value.

**Source of Funding:** 2012 G.O. Bonds – Capital Improvement (A)

**Owner(s):** David Livingston, et al.

**Comment:** The funding type is corrected from residual bonds to appropriated bonds. Bonds associated with this purchase are part of a fiscal year 2013 line item for mega site development phase two. There are no substantive changes to the previous Executive Sub Committee action.

Date of last transfer: February 28, 2009  
Purchase Price: N/A  
Property Assessor's Value: \$539,400  
Improvements Square Footage: N/A

**Previous Action:** 02/21/2012 ESC Approved request for Options  
07/30/2013 ESC Approved acquisition with waiver of advertisement, one appraisal and REM fees

**Minutes:** 06/12/2014 ESC Approved modifying source of funding.

## STATE BUILDING COMMISSION

### OSA Policy & Procedures

- 1) Subcommittee acknowledged a report of the policy regarding Energy Efficient Commercial Building Tax Deduction Allocation as required by T.C.A. §4-15-106, to be effective June 16, 2014.

### Other Business

There being no other business, the meeting adjourned at 11:36 a.m.

Approved:



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