

MINUTES
STATE BUILDING COMMISSION
Executive Subcommittee
May 23, 2011

The State Building Commission Executive Subcommittee met this day at 10:30 a.m. in House Hearing Room 30, Legislative Plaza, Nashville, Tennessee.

STATE BUILDING COMMISSION SUB-COMMITTEE MEMBERS PRESENT

Chairman Mark Emkes, Commissioner, Department of Finance and Administration
Vice-Chairman Tre Hargett, Secretary of State
Justin Wilson, Comptroller of the Treasury
David Lillard, State Treasurer

OTHERS PRESENT

Bob Oglesby, State Architect
Alan Robertson, State Architect's Office
Georgia Martin, State Architect's Office
Jurgen Bailey, Real Property Administration
Peter Heimbach, Real Property Administration
Genie Whitesell, Attorney General's Office
Terry Mason, Comptroller's Office
Joy Harris, Treasurer's Office
Jonathan Rummel, Secretary of State's Office
Josh Stites, Treasurer's Office
Bruce Davis, Legislative Budget Office
John Carr, Department of Finance & Administration
Dick Tracy, Tennessee Board of Regents
David Gregory, Tennessee Board of Regents
Mike Morrow, Department of Finance and Administration
Felenceo Hill, Department of Finance and Administration
Cindy Liddell, State & Local Finance
Sean Tierney, THEC
Scott Boelscher, THEC
Will Lewis, CTE Education
John Rose, TN FFA Foundation
Steven Gass, Agri Educaiton
Tom Robinson, Department of Correction
Sandra Braber-Grove, Department of Mental Health

Mark Cherpack, Department of Finance and Administration
Kent Goodall, National Folk Festival
Allison Cutler, National Folk Festival
Michael Robertson, Department of Environment and Conservation
David Primeau, Department of General Services
Stephanie Burd, Department of General Services
Lynelle Jensen, Department of General Services
Deborah Davis, Department of Education
Stephen Smith, Department of Education
Blake Fontenay, Constitutional Officers
Matt Ingham, Real Property Administration
John Helton, Department of Economic & Community Development
Fred Hix, Department of Intellectual & Developmental Disabilities

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CONSENT AGENDA

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

- A. Agency: **Tennessee Board of Regents - Shelby County**
Transaction: Further approval requested
- B. Agency: **Tennessee Board of Regents - Montgomery County**
Transaction: Further approval requested
- C. Agency: **Tennessee Board of Regents - Montgomery County**
Transaction: Report item
- D. Agency: **Tennessee Board of Regents - Montgomery County**
Transaction: Report item
- E. Agency: **Tennessee Board of Regents - Montgomery County**
Transaction: Further approval requested
- F. Agency: **Tennessee Board of Regents - Montgomery County**
Transaction: Further approval requested
- G. Agency: **Tennessee Board of Regents - Montgomery County**
Transaction: Further approval requested
- H. Agency: **Tennessee Board of Regents - Rutherford County**
Transaction: Report item
- I. Agency: **Tennessee Board of Regents - Washington County**
Transaction: Further approval requested
- J. Agency: **Department of Labor Workforce Development – Davidson County**
Transaction: Lease agreement
- K. Agency: **Department of Intellectual Developmental Disabilities – Davidson County**
Transaction: Lease agreement
- L. Agency: **Department of Agriculture – Hardin County**
Transaction: Disposal in fee
Provision: Waiver of advertisement and appraisals
- M. Agency: **Department of Transportation – Carter County**
Transaction: Disposal in surplus right of way
Provision: Waiver of advertisement and one appraisal

- N. Agency: **Department of Military – Hawkins County**
Transaction: Further approval requested
- O. Agency: **Tennessee Wildlife Resources Agency – Fayette County**
Transaction: Report item
- P. Agency: **Tennessee Wildlife Resources Agency – Roane County**
Transaction: Report item
- Q. Agency: **Tennessee Wildlife Resources Agency – Roane County**
Transaction: Disposal by easement
Provision: Waiver of advertisement and appraisals
- R. Agency: **Tennessee Wildlife Resources Agency – Rutherford County**
Transaction: Acquisition in fee
Provision: Waiver appraisals
- S. Agency: **Department of Mental Health – Liberty County / Texas**
Transaction: Disposal by lease
Provision: Waiver of advertisement and appraisals
- T. Agency: **Department of Environment & Conservation – Henderson County**
Transaction: Further approval request
- U. Agency: **Department of Environment & Conservation – Campbell County**
Transaction: Report item
- V. Agency: **Department of Environment & Conservation – Campbell County**
Transaction: Report item
- W. Agency: **Department of Environment & Conservation – Franklin County**
Transaction: Acquisition in fee
Provision: Waiver one appraisal
- X. Agency: **Department of Environment & Conservation – Franklin County**
Transaction: Disposal in fee
- Y. Agency: **Department of Environment & Conservation – Grundy County**
Transaction: Acquisition by easement
Provision: Waiver of appraisals
- Z. Agency: **Department of Correction – Morgan County**
Transaction: Acquisition in fee
Provision: Boundary line agreement
- AA. Agency: **Finance & Administration – Davidson County**
Transaction: Inter Agency agreement
Provision: Waiver of advertisement and appraisals

TENNESSEE BOARD OF REGENTS

Lease Agreement

Requested Action: Approval of lease agreement with waiver of advertisement

Location: Washington County – 101 East Market Street, Johnson City, TN – Trans. 11-05-902 (Baltz)

Purpose: To provide for higher education facilities and parking facilities for Northeast State Community College.

Term: June 1, 2011 thru May 30, 2016 (5 yrs) with renewal for a five (5) year option.

Proposed Amount:

<u>39,032 Square Feet</u>		
Annual Contract Rent:	\$ 10.00	annually
Est. Annual Utility Cost:	\$68,306.00	@ \$1.75 / sf
Est. Annual Janitorial Cost:	<u>\$42,935.20</u>	@ \$1.10 / sf
Total Annual Effective Cost:	\$111,251.00	@ \$2.85 / sf

Current Amount: None

Type: New lease – negotiated

FRF Rate: \$18.00

Source of Funding: Tuition/Student Fees (A)

Lessor: Johnson City Development Authority

Comment: The proposed lease has ninety (90) day cancellation except for cause and/or lack of funding. Northeast State will be obligated to pay all utilities and janitorial services and the maintenance on the building. No new state appropriations are anticipated in support of the proposed teaching site. Washington County/Johnson City have committed to provide funding for building renovations based on NSCC's specific needs; they are going to provide renovations through a TIF (Tax Increment Financing) fund up to \$1M.

SSC Report: 05/16/2011. Melanie Buchanan presented the transaction. Staff referred to Subcommittee with recommendation.

ESC Action: 05/23/2011. Jurgen Bailey presented the transaction. Subcommittee approved the request as presented.

DEPARTMENT OF ENVIRONMENT & CONSERVATION

Report Item

Requested Action: Disposal by license with waiver of advertisement and appraisals

Description: Davidson County – Bicentennial Capitol Mall State Park, Nashville, TN, Trans. No. 11-04-012 (Woodard)

Purpose: Disposal by license agreement for the annual National Folk Festival.

Original Term to State: Three (3) years

Cost to the State: None

Lessee: Metro Nashville and National Council for the Traditional Arts

Comment: All the activities are in the designated area within the State Park.

SSC Report: 05/16/2011. Jurgen Bailey presented the transaction. Bill Avant, Environment & Conservation introduce the representatives from the National Council for the Festival. The festival is paying \$22,500 per year plus tax revenues to the State Parks. This is the 73rd National Festival for the Nationals and the 1st Annual Festival here which will take place Labor Day weekend. The Governor's budget proposes \$50,000 to support this Festival.

ESC Action: 05/23/2011. Subcommittee acknowledged the report as presented by Jurgen Bailey.

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Reelfoot Lake State Park, Tiptonville, Lake County, Tennessee

Requested Action: Approval of a revision in source of funding

Project Title: Site / Building Upgrades

Project Description: Build new cabins to replace Unit A that was demolished in a fire

SBC Number: 126/084-01-2009

Estimated Project Cost: \$1,662,047.67

Source of Funding:	<u>Original</u>	<u>Incr/Decrease</u>	<u>Revised</u>
Insurance Proceeds (O)	\$ 897,047.67	\$ 65,371.00	\$ 962,418.67
07 G.O. Bonds-CapOutlay (A)	<u>765,000.00</u>	<u>(65,371.00)</u>	<u>699,629.00</u>
TOTAL	\$1,662,047.67	\$ 0.00	\$1,662,047.67

Comment: Revision in source of funding due to the Final Loss Calculation provided by the State's insurance carrier. These insurance proceeds are the result of a fire which destroyed a cluster (Unit A) of rental cabins.

Previous SBC Action: 09/10/2009 SBC Approved project & designer (Hart Freeland Roberts Inc)
05/13/2010 SBC Revised scope & funding to increase number of cabins

Minutes: 05/23/2011 ESC Revised source of funding

DEPARTMENT OF EDUCATION

Lease Agreement

Requested Action: Approval of lease amendment with waiver of advertisement

Location: Van Buren County – 58+/- acres, located at Camp Clements in Doyle, TN – Trans. No. 11-05-001 (Maholland)

Purpose: Lease Amendment will extend lease for additional 25 years from June 1, 2011 to May 31, 2036, all other terms remain the same.

Term: Twenty five (25) additional years.

Proposed Amount: \$1.00

Current Amount: \$1.00

Type: Lease Amendment

Source of Funding: Education Operating Funds (A)

FRF Rate: N/A

Lessor: Tennessee Association Future Farmers of America

Comment: N/A

Previous ESC Action: Lease Amendment #1 was done in 2005

ESC Action: 05/23/2011. Jurgen Bailey presented the transaction. Subcommittee approved the request as presented.

DEPARTMENT OF CORRECTION

DISCUSSION ITEM

In approximately two months the state will need to acquire between 150 and 200 water line easements at the Southeast Tennessee Regional Correctional Facility for SBC Project 142/013-02-2004 in Bledsoe County. F&A is considering requesting Sub-Committee blanket approval to acquire the easements at up to fair market value as determined by independent appraisals. F&A would engage a consultant by DPA contract to appraise the easements and negotiate settlements with individual property owners. Any offers above fair market value would be approved at the discretion of the Commissioner of F&A.

SSC Report: 09/12/2005. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for discussion.

SC Action: 09/23/2005. Charles Garrett summarized the request. Commissioner Goetz mentioned that the cost for the water line has quadrupled. Ken Scalf responded that the Department of Correction was pursuing outside funding to supplement the cost. The Subcommittee approved the request as presented.

Further Approval Requested

Requested Action: **Initiate eminent domain proceedings against easement owners not willing to sell water line easements for public purpose**

Owners: Various

SSC Report: 05/16/2011. Jurgen Bailey presented the transaction. There are less than five property owner's that have not been willing to sell a water line easement to the State for the proposed project. We request approval to have the option to initiate eminent domain proceedings on those property owner's if they do not settle. Staff referred to Subcommittee with recommendation.

ESC Action: 05/23/2011. Jurgen Bailey presented the transaction. Comptroller Wilson confirmed that the purpose is a public purpose for the State prison, and not for a private individual. Treasurer Lillard said he wanted to make sure that the Legislators representing this district are kept informed so that if it comes down to filing imminent domain they know about it in advance. Commissioner Emkes stated he understood that this is fairly normal and, unfortunately, has to happen from time to time. Mr. Bailey responded that it is very rare for Finance & Administration, but is typical for the Department of Transportation who does it on a daily basis. Subcommittee approved the request as presented.

DEPARTMENT OF FINANCE & ADMINISTRATION

Land Transaction

Requested Action: Approval of disposal with waiver of advertisement and appraisals and Real Estate Management Fee

Description: Knox County – 15.87 +/- acres – Lakeshore Property, Knoxville, TN – Trans. No. 11-01-006 (Jackson)

Purpose: Disposal in Fee as provided in the agreement concerning implementation of the Lakeshore Master Plan (October 15, 1999) as approved by the SBC July 30, 1999. The state will convey Lot 5 which is the abandoned U.T. Golf Facility at Lakeshore Park. Language in the agreement states, "The City may develop the park as it deems appropriate and may construct buildings, recreation facilities, playgrounds, gardens, park and recreation Offices and other improvements of general public benefit within the Park." Five acres may be "used for other public purposes" as long as that purpose does not "generate significant noise or sound". The conveyance include a reversionary clause, which provides that ownership of the conveyed property will revert to the State, at the State's Option, if the property is no longer used for a public recreational purpose, as per original agreement.

Original Cost to State: Gift

Estimated Sale Price: Grant to City of Knoxville for recreational purposes

Grantor: John J. Craig, etux

SSC Report: 05/16/2011. Jurgen Bailey presented the transaction. Staff referred to Subcommittee with recommendation.

ESC Action: 05/23/2011. Jurgen Bailey presented the transaction. Subcommittee approved the request as presented.

DEPARTMENT OF ECONOMIC & COMMUNITY DEVELOPMENT

West Tennessee Megasite, Haywood County, Tennessee

Requested Action: **Approval of consultants**

Project Title: West Tennessee Megasite

Project Description: Phased development of a water and wastewater project to serve the West Tennessee Megasite

SBC Number: 529/000-02-2010

Source of Funding: \$615,000.00 ECD Operating Funds (A)

Comment:

CONSULTANT	SERVICE	LOCATION
JR Wauford & Co	Engineers	Jackson, TN
Construction Materials Laboratories	Geotech services	Jackson, TN
Surveying Services Inc	Land surveying	Jackson, TN
Wilson Well	Well testing	Whiteville, TN

Previous SBC Action: 03/11/2010 SBC Approved designer (SSOE, Inc.)

ESC Action: 05/23/2011 ESC Assistant Commissioner Peter Heimbach presented the request for approval of the consultants to the designer, SSOE, Inc. After discussion, Treasurer Lillard made a motion to approve the subcontractor consultants as listed. The motion was properly seconded and passed without objection.

STATE BUILDING COMMISSION

Minutes of Executive Subcommittee Meeting

- 1) Approved the Minutes of the Executive Subcommittee meeting held on April 25, 2011.

Designer Selections

- 1) Subcommittee accepted the reporting of a designer name change from "TRO Jung/Brannen" to "brg3s, Inc." on all current State projects.

There being no further business, the meeting adjourned at 10:45 a.m.

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, and WAIVER OF ONE (1) APPRAISAL & DEMOLISH THE APARTMENT COMPLEX required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description: **Shelby County – 1.6 +/- acres – 616 Alabama Avenue, Memphis, TN – Trans. No. 10-09-010 (Maholland)**

Purpose: Acquisition in fee to acquire property for future campus expansion. TTC of Memphis is severely deficient in space. Demolish the dilapidated apartment complex on that site. Property is in the Master Plan.

Source of Funding: Campus Plant Funds (A)

Estimated Cost: \$180,000

Estimated Cost for Demolition: \$50,000 to \$75,000

Owner(s): Boshwit Brothers (BPAM, LLC)

SSC Report: 10/18/2010. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.

SC Action: 11/01/2010. Subcommittee approved the request as presented.

Further Approval Requested

Requested Action: **Approval to acquire property at Fair Market Value for \$196,250**

SSC Report: 05/16/2011. Jurgen Bailey presented the transaction for further approval request. He stated that the ESC approved acquiring this property on 11-1-2010 for an estimated \$180,000. He said the Fair Market Value/Appraisal is \$196,250, a \$16,250 difference, and they have reviewed the appraisal and request the property for \$196,250. Staff referred to Subcommittee for consent agenda.

ESC Action: 05/23/2011. Subcommittee approved the request as presented.

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, and WAIVER ONE (1) APPRAISAL and REQUESTING DEMOLITION OF IMPROVEMENT required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description: **Montgomery County – 410 Ford Street (0.10 +/- acre), Clarksville, TN – Trans. No. 10-12-007 (Maholland)**

Purpose: Acquisition in fee to acquire the property and improvements. This property will be used for future expansion of APSU.

Source of Funding: Campus Plant Funds (A)

Estimated Cost: \$24,300

Owner(s): Betty Keesee

Comments: Betty Keesee acquired property in 1986. There is no record for what she paid for it. Tax Assessor's value is \$20,200.00

SSC Report: 01-18-2011. Dick Tracy summarized the transaction. Staff referred to Sub Committee with recommendation.

SC Action: 01/24/2011. Jurgen Bailey presented the transaction. Subcommittee approved the requested as presented.

Further Approval Requested

Requested Action: **Approval to acquire property at Fair Market Value for \$30,000**

SSC Report: 05/16/2011. Jurgen Bailey presented the transaction for further approval request. He stated that the ESC approved acquiring this property on 1-24-2011 for an estimated \$24,300. He said the Fair Market Value/Appraisal is \$30,000, a \$5,700 difference, and they have reviewed the appraisal and request the property for \$30,000. Staff referred to Subcommittee for consent agenda.

ESC Action: 05/23/2011. Subcommittee approved the request as presented.

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, and WAIVER ONE (1) APPRAISAL required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description: **Montgomery County – 420 Ford Street (0.09 +/- acre), Clarksville, TN – Trans. No. 10-12-009 (Maholland)**

Purpose: Acquisition in fee to acquire the property for future expansion of APSU.

Source of Funding: Campus Plant Funds (A)

Estimated Cost: \$9,200

Owner(s): Yvonne Chapman

Comments: Yvonne Chapman inherited the property in May 2010. Tax Assessor's value is \$7,600.00.

SSC Report: 01-18-2011. Dick Tracy summarized the transaction. The Board estimated the acreage based on the information available. Since it shows it to be irregular the calculations estimate the .14 acres. Staff referred to Sub Committee with recommendation.

SC Action: 01/24/2011. Jurgen Bailey presented the transaction. Subcommittee approved the requested as presented.

Report Item:

Requested Action: **Per SBC Policy 8.01 (A) appraised value came in below estimated cost of \$9,200. Fair Market Value/Appraisal is \$6,400**

SSC Report: 05/16/11. Jurgen Bailey presented the report item request. Staff referred to Subcommittee for consent agenda.

ESC Action: 05/23/2011. Subcommittee accepted the report as presented.

TENNESSEE BOARD OF REGENTSLAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, and WAIVER ONE (1) APPRAISAL and REQUESTING DEMOLITION OF IMPROVEMENT required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description: Montgomery County – 424 Ford Street (0.17 +/- acre), Clarksville, TN – Trans. No. 10-12-010 (Maholland)

Purpose: Acquisition in fee to acquire the property for future expansion of APSU.

Source of Funding: Campus Plant Funds (A)

Estimated Cost: \$67,400

Owner(s): Yvonne Chapman

Comments: Yvonne Chapman inherited property in May 2010. Tax Assessor's value is \$56,100.

SSC Report: 01-18-2011. Dick Tracy summarized the transaction. Staff referred to Sub Committee with recommendation.

SC Action: 01/24/2011. Jurgen Bailey presented the transaction. Subcommittee approved the requested as presented.

Report Item:

Requested Action: **Per SBC Policy 8.01 (A) appraised value came in below estimated cost of \$67,400. Fair Market Value/Appraisal is \$35,000**

SSC Report: 05/16/11. Jurgen Bailey presented the report item request. Staff referred to Subcommittee for consent agenda.

ESC Action: 05/23/2011. Subcommittee accepted the report as presented.

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, and WAIVER ONE (1) APPRAISAL required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description: **Montgomery County – 427 Ford Street (0.27 +/- acre), Clarksville, TN – Trans. No. 10-12-011 (Maholland)**

Purpose: Acquisition in fee to acquire the property for future expansion of APSU.

Source of Funding: Campus Plant Funds (A)

Estimated Cost: \$11,300

Owner(s): James Hancock

Comments: James Hancock acquired the property in 1987 for unknown consideration. Tax Assessor's value is \$9,400.00.

SSC Report: 01-18-2011. Dick Tracy summarized the transaction. Staff referred to Sub Committee with recommendation.

SC Action: 01/24/2011. Jurgen Bailey presented the transaction. Subcommittee approved the requested as presented.

Further Approval Requested

Requested Action: **Approval to acquire property at Fair Market Value for \$12,800**

SSC Report: 05/16/2011. Jurgen Bailey presented the transaction for further approval request. He stated that the ESC approved acquiring this property on 1-24-2011 for an estimated \$11,300. He said the Fair Market Value/Appraisal is \$12,800, a \$1,500 difference, and they have reviewed the appraisal and request the property for \$12,800. Staff referred to Subcommittee for consent agenda.

ESC Action: 05/23/2011. Subcommittee approved the request as presented.

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, and WAIVER ONE (1) APPRAISAL and REQUESTING DEMOLITION OF IMPROVEMENT required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description: **Montgomery County – 804 Parham Drive (0.08+/- acre), Clarksville, TN – Trans. No. 10-12-012 (Maholland)**

Purpose: Acquisition in fee to acquire the property for future expansion of APSU.

Source of Funding: Campus Plant Funds (A)

Estimated Cost: \$27,300

Owner(s): Betty Keesee

Comments: Betty Keesee acquired the property in 2002 at an estate sale and paid \$4,000 for it. Tax Assessor's value is \$22,700.

SSC Report: 01/18/2011. Dick Tracy summarized the transaction. Staff referred to Sub Committee with recommendation.

SC Action: 01/24/2011. Jurgen Bailey presented the transaction. Subcommittee approved the requested as presented.

Further Approval Requested

Requested Action: Approval to acquire property at Fair Market Value for \$50,000

SSC Report: 05/16/2011. Jurgen Bailey presented the transaction for further approval request. He stated that the ESC approved acquiring this property on 1-24-2011 for an estimated \$27,300. He said the Fair Market Value/Appraisal is \$50,000, a \$22,700 difference, and they have reviewed the appraisal and request the property for \$50,000 as they have done extensive remodeling. Staff referred to Subcommittee for consent agenda.

ESC Action: 05/23/2011. Subcommittee approved the request as presented.

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, and WAIVER ONE (1) APPRAISAL required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description: Montgomery County – 800 Parham Drive (0.08+/- acre), Clarksville, TN – Trans. No. 10-12-013 (Maholland)

Purpose: Acquisition in fee to acquire the property for future expansion of APSU.

Source of Funding: Campus Plant Funds (A)

Estimated Cost: \$5,400

Owner(s): Charles Dunbar

Comments: Charles Dunbar acquired property in 1996 and paid \$1,500 for it. Tax Assessor's value is \$4,500.00.

SSC Report: 01/18/2011. Dick Tracy summarized the transaction. Staff referred to Sub Committee with recommendation.

SC Action: 01/24/2011. Jurgen Bailey presented the transaction. Subcommittee approved the requested as presented.

Further Approval Requested

Requested Action: **Approval to acquire property at Fair Market Value for \$6,400**

SSC Report: 05/16/2011. Jurgen Bailey presented the transaction for further approval request. He stated that the ESC approved acquiring this property on 1-24-2011 for an estimated \$5,400. He said the Fair Market Value/Appraisal is \$6,400, a \$1,000 difference, and they have reviewed the appraisal and request the property for \$6,400. Staff referred to Subcommittee for consent agenda.

ESC Action: 05/23/2011. Subcommittee approved the request as presented.

TENNESSEE BOARD OF REGENTSLAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, and WAIVER ONE (1) APPRAISAL required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description: Rutherford County – 1710 Elrod Street, (0.44+/- acres), Murfreesboro, TN – Trans. No. 11-01-005 (Maholland)

Purpose: Acquisition in fee to acquire this property is part of MTSU's Master Plan and will be rented until needed for future campus expansion.

Source of Funding: Auxiliary Funds (A)

Appraisal Value: \$150,000

Owner(s): MTSU Foundation

Comments:

- Waiver one (1) appraisal.
- Property acquired by owner on December 3, 2010 by gift.
- Tax assessor's value is \$118,000.
- Improvement square footage is 1,655 sf.

SSC Report: 02/14/2011. Jurgen Bailey summarized the transaction. Staff referred to Sub Committee with recommendation.

SC Action: 02/22/2011. Jurgen Bailey presented the transaction. Comptroller Wilson stated that, while he supported the request, he wanted it noted that such transaction between the University and the Foundation were being reviewed. The requested was then approved as presented.

Report Item:

Requested Action: **Per SBC Policy 8.01 (A) appraised value came in below estimated cost of \$150,000. Fair Market Value/Appraisal is \$147,000.**

SSC Report: 05/16/11. Jurgen Bailey presented the report item request. Staff referred to Subcommittee for consent agenda.

ESC Action: 05/23/2011. Subcommittee accepted the report as presented.

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, and WAIVER ONE (1) APPRAISAL required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description: Washington County – Lot 1, Millennium Park, (3.59 +/- acres), Johnson City, TN – Trans. No. 11-01-007 (Woodard)

Purpose: Acquisition in fee to acquire this property is part of ETSU's Master Plan and recently became available and its location adjacent to ETSU's Audio Visual Lab and Pedestrian Bridge back to the main campus makes it a priority.

Source of Funding: Campus Plant Funds (A)

Estimated Value: \$950,000 or Fair Market Value

Owner(s): Carnegie Development Company

Comments:

- Waiver one (1) appraisal.
- Property acquired by owner on August 27, 2007 for \$980,000.
- Tax assessor's value is \$1,290,100.

SSC Report: 02/14/2011. Jurgen Bailey summarized the transaction. Dick Tracy stated that Carnegie Development Company LLC, purchased this property from the Johnson City Public Building Authority (PBA) in 2007 based on plans presented by Carnegie to build a Business Tower. Due to circumstances beyond the control of Carnegie, they were unable to complete the tower and unable to come to agreement with PBA regarding a plan for the development of this property. Carnegie offered to sell the property to ETSU for the expansion of their campus. Staff requested that the PBA execute a resolution to removal the deed restrictions on the property prior to closing with the State. Staff referred to Sub Committee with recommendation.

SC Action: 02/22/2011. Subcommittee approved the request as presented.

Further Approval Requested

Requested Action: Approval to acquire property at Fair Market Value for \$1,100,000

SSC Report: 05/16/2011. Jurgen Bailey presented the transaction for further approval request. He stated that the ESC approved acquiring this property on 2-22-2011 for an estimated \$950,000. He said the Fair Market Value/Appraisal is \$1,100,000, a \$150,000 difference, and they have reviewed the appraisal and request the property for \$1,100,000. Staff referred to Subcommittee for consent agenda.

ESC Action: 05/23/2011. Subcommittee approved the request as presented.

DEPARTMENT OF LABOR & WORKFORCE DEVELOPMENT**Lease Amendment**

Request Action: Approval of lease amendment

Location: Davidson County – 2262 Rosa L. Parks Avenue, Suites 2242 & 2262, Nashville, TN – Trans. No. 04-11-909 (Lotspiech)

Purpose: To provide office space for the Veterans Employment & Training Services.

Term: May 1, 2011 thru December 31, 2015 (4 ½ yrs)

Proposed Amount: 36,849 Square Feet
Annual Contract Rent Incl. Utilities & Janitorial Cost: \$521,413.33 @ \$14.15 / sf
Total Annual Effective Cost: \$521,413.33 @ \$14.15 / sf

Current Amount: 35,866 Square Feet
Annual Contract Rent Incl. Utilities & Janitorial Cost: \$507,503.88 @ \$14.15 / sf
Total Annual Effective Cost: \$507,503.88 @ \$14.15 / sf

Type: Amendment #1

FRF Rate: \$18.00

Source of Funding: 100% Federal Funds (F)

Lessor: Lake Front Office Park, LLC

Comment: Lessor is to provide additional 983 sq. ft. for the Veterans Employment & Training Services. All other terms and conditions of the lease agreement shall remain unchanged and in full force and effect.

SSC Report: 05/16/2011. Melanie Buchanan presented the transaction. Staff referred to Subcommittee for consent agenda.

ESC Action: 05/23/2011. Subcommittee approved the request as presented.

DEPARTMENT OF INTELLECTUAL & DEVELOPMENTAL DISABILITIES

Lease Agreement

Requested Action: Approval of lease agreement

Location: Davidson County – 404 James Robertson Parkway, Suites 102 & 130, Nashville, TN – Trans. No. 10-11-905 (Lotspiech)

Purpose: To provide office space for eight (8) staff.

Term: July 1, 2011 thru June 30, 2016 (5 yrs)

Proposed Amount: 4,626 Square Feet
Average Annual Contract Rent Incl.
Utilities & Janitorial Cost: \$78,188.66 @ \$16.90 / sf
Total Annual Effective Cost: \$78,188.66 @ \$16.90 / sf

Current Amount: 4,626 Square Feet
Average Annual Contract Rent Incl.
Utilities & Janitorial Cost: \$75,109.97 @ \$16.24 / sf
Total Annual Effective Cost: \$75,109.97 @ \$16.24 / sf

Type: New lease – advertised – received three (3) proposals from the same proposer which is the current lessor.

FRF Rate: \$18.00

Source of Funding: 53% Federal & 47% State Funding

Lessor: Parkway Towers, LLC, current lessor

Comment: The proposed lease has no cancellation clause except for cause and/or lack of funding. Lessor has agreed to make the requested improvement that is in the lease agreement at no additional cost to the State; provide six (6) parking spaces which three (3) will be handicap accessible.

SSC Report: 05/16/2011. Melanie Buchanan presented the transaction. Staff referred to Subcommittee for consent agenda.

ESC Action: 05/23/2011. Subcommittee approved the request as presented.

DEPARTMENT OF AGRICULTURE

LAND ITEM

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

Description: Hardin County – 2.2 +/- acres – Pickwick Forest Fire Tower, Counce, TN – Trans. No. 11-03-008 (Jackson)

Purpose: Disposal in fee for the Division of Forestry is requesting a Declaration of Abandonment for this property. The agency no longer uses the property for its intended use as stated in the deed dated September 10, 1964. The land will revert back to Annie Walker, Mary E. W. Dry & Catherine W. Ginley or his/hers heirs.

Term: Declaration of Abandonment

Consideration: N/A

Lessee: Annie Walker, Mary E. W. Dry & Catherine W. Ginley or his/hers heirs.

SSC Report: 04/18/2011. Jurgen Bailey summarized the transaction. Jere Jeter, Agriculture, stated that due to advances in firefighting capabilities these fire towers are no longer needed by the Department and will revert to their former owners. There will be no requests for future fire towers to be built. Agriculture would like to advertise the tower for sale if the heirs do not want it on their property. Agriculture has not been able to reach anyone on this property to see their intent. Staff deferred this transaction until Agriculture can reach the heirs.

SSC Report: 05/16/2011. Jurgen Bailey presented the transaction. Jere Jeter, Agriculture, stated that the heirs would like the fire tower and improvements to remain on the property. Staff referred to Subcommittee for consent agenda.

ESC Action: 05/23/2011. Subcommittee approved the request as presented.

DEPARTMENT OF TRANSPORTATIONLand Transaction

Requested Action: Approval of disposal with waiver of advertisement and one (1) appraisal

Description: Carter County – 1.084 +/- acres – Highway 19 East, Elizabethton, TN – Trans. No. 11-04-007 (Woodard)

Purpose: Disposal in surplus right-of-way for assemblage to the requester, David Mills, adjacent property owner.

Original Cost to State: \$235,000 includes damages paid to Mr. & Mrs. Mills on Tract #7 \$235,000 on 4-18-2008; Tract #4 \$77,777.50 on 4-6-1982.

Date of Original Conveyance: Tract #4 on 4-6-1982

Grantor Unto State: Harold & Lois Mills

Estimated Sale Price: \$75,000

Grantee: David Mills

Comment: This property was a portion of a larger tract of land and was acquired by TDOT for road improvements, 2.773 +/- acres State acquired, TDOT is selling 1.084 +/- acres to the requestor, Tract #4. Tract #7 included damages and Property value for \$235,000.

SSC Report: 05/16/2011. Jurgen Bailey presented the transaction. Staff referred to Subcommittee for consent agenda.

ESC Action: 05/23/2011. Subcommittee approved the request as presented.

DEPARTMENT OF MILITARYLAND 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: Hawkins County – 14.5+/- acres – 4401 W. Stone Drive, Hwy. 11 West, Kingsport, TN – Trans. No. 11-02-001 (Woodard)

Purpose: Disposal in fee to sell land and buildings that are no longer needed by agency.

Original Cost to State: \$14,000 / land

Date of Original Conveyance: November 29, 1961

Grantor Unto State: State of Georgia (US General Services Administration) & County of Fulton

Estimated Sale Price: Successful proposer

Grantee: Department of Military

Comment: Military recently completed construction of the new facility to replace this facility Kingsport Readiness Center. We are requesting approval to sell this property (old armory facilities) located at the above address. This land was acquired by the State from US General Services Administration in 1961, during 1982-1983 a mixture of Federal & State funds were used to construct the old Kingsport Readiness Center including two maintenance shops and other support facilities. Request that the property be sold with proceeds from the sale of the property be returned to the Military Department.

- Waiver one (1) appraisal.
- Eleven (11) improvements for 65,490 sf.
- Tax exempt.

SSC Report: 02/14/2011. Jurgen Bailey summarized the transaction. Staff deferred for one month until appraisal is completed. Staff referred to the consent agenda for appraisal only.

SC Action: 02/22/2011. Subcommittee approved the transaction as presented.

Further Approval Requested

Requested Action: Approval for disposition of the property

SSC Report:

05/16/11. Jurgen Bailey presented the transaction for further approval request and to proceed with the disposition. He said the appraised value is \$1,300,000.00, will be advertised and sold to the highest bidder. 2010 Public Chapter 1108 Section 2, Item 9 allows the Military to receive the proceeds from the sale of this property. Staff referred to Subcommittee for consent agenda.

ESC Action:

05/23/2011. 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, WAIVER OF ONE (1) APPRAISAL required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description: **Fayette County – 154.84 +/- acres – Spinolo Tract, Piperton, TN – Trans. No. 10-10-008 (Jackson)**

Purpose: Acquisition in fee to acquire (3) wetland tracts located in Fayette County. These will become part of Wolf River WMA. These tracts constitute properties identified as being the priorities for acquisition utilizing funds from the Wetland Acquisition Fund.

Source of Funding: TWRA Wetland Acquisition Funds (A)

Estimated Cost: \$250,000 estimated price

Owner(s): Charles M. Spinolo

SSC Report: 11/15/10. Jurgen Bailey summarized the transaction. This transaction is a current priority for T.W.R.A.'s wetland acquisition program. Staff referred to Sub Committee with recommendation.

SC Action: 11/22/10. Jurgen Bailey presented the transaction. Subcommittee approved the request as presented.

Report Item:

Requested Action: Per SBC Policy 8.01 (A) appraised value came in below estimated cost of \$250,000. Fair Market Value/Appraisal is \$224,518

SSC Report: 05/16/11. Jurgen Bailey presented the report item. Staff referred to Subcommittee for consent agenda.

ESC Action: 05/23/2011. Subcommittee accepted the report as presented.

TENNESSEE WILDLIFE RESOURCES AGENCYLAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, and WAIVER OF ONE (1) APPRAISAL required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description: Roane County – 48.89 +/- acres – Oak Ridge City, TN – Trans. No. 10-09-012 (Jackson)

Purpose: Acquisition in fee for this property that was acquired by Tennessee Parks & Greenways. They have agreed to sell the property to the State of Tennessee for \$26,000.

Source of Funding: \$30,000 – Federal Funds (F)
\$58,000 – Gift (O)

Estimated Cost: \$100,000 estimated value

Actual Cost: \$26,000

Owner(s): Dianne Naff / TN Parks & Greenways

SSC Report: 10/18/2010. Jurgen Bailey summarized the transaction. Staff referred to sub-committee for consent agenda.

SC Action: 11/01/2010. Subcommittee approved the request as presented.

Report Item:

Requested Action: Per SBC Policy 8.01 (A) appraised value came in below estimated cost of \$100,000. Fair Market Value/Appraisal is \$88,000.

SSC Report: 05/16/11. Jurgen Bailey presented the report item. Staff referred to Subcommittee for consent agenda.

ESC Action: 05/23/2011. Subcommittee accepted the report as presented.

TENNESSEE WILDLIFE RESOURCES AGENCY**Land Transaction**

Requested Action: Approval of disposal by easement to governmental entity for public purposes with waiver of advertisement and appraisals due

Description: Roane County – 0.06 +/- acres – Culton Lane, Oak Ridge, TN – Trans. No. 11-04-003 (Jackson)

Purpose: Disposal by easement to convey a permanent easement to construct a water line project for the City of Oak Ridge.

Source of Funding: City of Oak Ridge (O)

Grantee: City of Oak Ridge

SSC Report: 05/16/2011. Jurgen Bailey presented the transaction. Staff referred to Subcommittee for consent agenda.

ESC Action: 05/23/2011. Subcommittee approved the request as presented.

TENNESSEE WILDLIFE RESOURCES AGENCY**Land Transaction**

Requested Action: Approval to obtain title work, survey and exercise option to acquire or accept as gift required interest and waiver of appraisals

Description: Rutherford County – 225.16 +/- acres – Eagleville, TN – Trans. No. 11-04-004 (Jackson)

Purpose: Acquisition in fee to accept the property as a gift, subject to restrictive covenants limiting the property to purposes of conservation and protection of wetland and wildlife habitats.

Estimated Sale Price: Gift

Source of Funding: TWRA Wetland Acquisition Funds (A)

Owner(s): Harpeth Wetland Bank, LLC / Jeff Duke

Comment: Value of property is \$1,345,230

SSC Report: 05/16/2011. Jurgen Bailey presented the transaction. Staff referred to Subcommittee for consent agenda.

ESC Action: 05/23/2011. Subcommittee approved the request as presented.

DEPARTMENT OF MENTAL HEALTH**Land Transaction**

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

Description: Liberty County – Texas – 10.64 +/- acres – Joseph Dugat League, Trans. No. 11-04-005 (Baugh)

Purpose: Disposal by lease for oil, gas and mineral lease in which the State has as successor in interest in the property.

Original Term to State: Two (2) years with one (1) year option

Estimated Sale Price: \$2,660 (10.64 +/- acres x \$250 per acre) plus 25% royalties on production

Lessee: Century Exploration Houston, Inc.

Comment: This is to pay the remaining debt of Elizabeth Venable Weatherford to Moccasin Bend Mental Health Institute. Ms. Weatherford total bill was \$498,876 and has been paid down to \$194,675.

SSC Report: 05/16/2011. Jurgen Bailey presented the transaction. Staff referred to Subcommittee for consent agenda.

ESC Action: 05/23/2011. Subcommittee approved the request as presented.

DEPARTMENT OF ENVIRONMENT & CONSERVATION

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISALS, 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 – 52 +/- acres – Parkers Crossroads Civil War Battlefield, Rock Springs Road, TN – Trans. No. 10-03-012 (Jackson)

Purpose: Acquisition in fee to acquire the property that is currently threatened by a private purchase. If the battlefield property is not acquired by the State, the site will lose its historic integrity connected with the 300 +/- acres currently owned by the State.

Source of Funding: \$180,000 - Civil War Preservation Trust (O)
\$841,407 - TEA – 21 Federal Funds - (TDOT) (A)
\$104,000 - TDOT (A)
\$200,000 - TDEC State Land Acquisition Funds (A)

Estimated Cost: \$1,325,407

Owner(s): Peggy Britt Bateman

SSC Report: 04/12/2010. Jurgen Bailey summarized the transaction. Fred Prouty with the Historical Commission/TN War Preservation stated this is the prominent battlefield site and have tried to buy this for at least ten (10) years. Owner is ready to sell. This property needs to close by September 1, 2010. Staff committee recommended two (2) appraisals. Staff referred to Subcommittee for consent agenda.

SC Action: 04/19/2010. Subcommittee approved the transaction as presented.

Further Approval Requested

Requested Action: Approval to acquire property at Fair Market Value for \$1,365,378

SSC Report: 05/16/2011. Jurgen Bailey presented the transaction for further approval request. He stated that the ESC approved acquiring this property on 04-19-2010 for an estimated \$1,325,407. He said the Fair Market Value/Appraisal is \$1,365,378, a \$39,971 difference, and they have reviewed the appraisal and request the property for \$1,365,378. The Civil War Preservation Trust has an option to purchase the tract for \$1,300,000. The CWPT will sign over their option to the State for the same price. Staff referred to Subcommittee for consent agenda.

ESC Action: 05/23/2011. Subcommittee approved the request as presented.

DEPARTMENT OF ENVIRONMENT & CONSERVATIONLAND 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: **Campbell County – 47.0 +/- acres – Cumberland Trail, LaFollette, TN – Trans. No. 10-04-013 (McLeod)**

Purpose: Acquisition in fee to provide access to an ideal site for a trailhead parking area and access trail to the Cumberland Trail along the crest of the Cumberland Mountain.

Source of Funding: \$90,240 - TEA -21 Viewshed Grant - (TDOT) (A)
\$18,800 - TN Park & Greenway Foundation (O)
\$ 3,760 - TDEC State Land Acquisition Fund (A)

Estimated Cost: \$112,800

Owner(s): Jeanette Carr

Comments: Jeanette Carr and George Smith are sister and brother and their properties are adjoining tracts.

SSC Report: 05/17/2010. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.

SC Action: 05/24/2010. Subcommittee approved the transaction as presented.

Report Item:

Requested Action: Per SBC Policy 8.01 (A) appraised value came in below estimated cost of \$112,800. Fair Market Value/Appraisal is \$112,000.

SSC Report: 05/16/11. Jurgen Bailey presented the report item. Staff referred to Subcommittee for consent agenda.

ESC Action: 05/23/2011. Subcommittee accepted the report as presented.

DEPARTMENT OF ENVIRONMENT & CONSERVATIONLAND 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: **Campbell County – 70.0 +/- acres – Cumberland Trail, LaFollette, TN – Trans. No. 10-04-014 (McLeod)**

Purpose: Acquisition in fee to provide access to an ideal site for a trailhead parking area and access trail to the Cumberland Trail along the crest of the Cumberland Mountain.

Source of Funding: \$134,000 - TEA -21 Viewshed Grant - (TDOT) (A)
\$ 28,000 - TN Park & Greenway Foundation (O)
\$ 5,600 - TDEC State Land Acquisition Fund (A)

Estimated Cost: \$168,000

Owner(s): George A. Smith

Comments: Jeanette Carr and George Smith are sister and brother and their properties are adjoining tracts.

SSC Report: 05/17/2010. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.

SC Action: 05/24/2010. Subcommittee approved the transaction as presented.

Report Item:

Requested Action: Per SBC Policy 8.01 (A) appraised value came in below estimated cost of \$168,000. Fair Market Value/Appraisal is \$156,081.

SSC Report: 05/16/11. Jurgen Bailey presented the report item. Staff referred to Subcommittee for consent agenda.

ESC Action: 05/23/2011. Subcommittee accepted the report as presented.

DEPARTMENT OF ENVIRONMENT & CONSERVATION**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
Waiver of one (1) appraisal

Description: Franklin County – 0.06 +/- acres – Tim's Ford State Park, Winchester, TN – Trans. No. 11-04-008 (Jackson)

Purpose: Acquisition in fee due to the handicap accessible trail was built at Tim's Ford State Park; the trail encroached upon the neighboring Marble Plains Baptist Church.

Source of Funding: TDEC / TERDA (A)

Estimated Cost: \$2,000

Owner(s): Marble Plains Baptist Church

SSC Report: 05/16/2011. Jurgen Bailey presented the transaction. Staff referred to Subcommittee for consent agenda.

ESC Action: 05/23/2011. Subcommittee approved the request as presented.

DEPARTMENT OF ENVIRONMENT & CONSERVATION**Land Transaction**

Requested Action: Approval of disposal with waiver of advertisement and one (1) appraisal.

Description: Franklin County – 0.06 +/- acres – Tim's Ford State Park, Winchester, TN – Trans. No. 11-04-009 (Jackson)

Purpose: Disposal in fee due to the handicap accessible trail was built at Tim's Ford State Park; the trail encroached upon the neighboring Marble Plains Baptist Church. There will be a 0.06 +/- acres parcel will be exchanged to the church to compensate for encroachment.

Original Cost to State: None

Date of Original Conveyance: N/A

Grantor Unto State: TERDA (A)

Estimated Sale Price: \$2,000

Grantee: Marble Plains Baptist Church

SSC Report: 05/16/2011. Jurgen Bailey presented the transaction. Staff referred to Subcommittee for consent agenda.

ESC Action: 05/23/2011. Subcommittee approved the request as presented.

DEPARTMENT OF ENVIRONMENT & CONSERVATIONLand Transaction

Requested Action: Approval to obtain title work, survey and exercise option to acquire or accept as gift required interest and waiver of appraisals

Description: Grundy County – 72.77 +/- acres (two tracts 18.05 +/- and 54.72 +/- acres), Savage Bluff, TN – Trans. No. 11-04-010 (Baugh)

Purpose: Acquisition by conservation easement from the homeowners association to donate easements to the State on Ranger Creek bluff with the upper watershed for Ranger Creek. This will protect Ranger Creek watershed to drain directly into the Big Creek at Savage Gulf.

Estimated Sale Price: Gift

Source of Funding: Gift (O)

Owner(s): Savage Bluffs Association, Inc.

Comment: Purchased by current owners 1-12-2010.
Purchase price \$61,374
Tax Assessor's value not reported by tax assessor.
Property is vacant land.

SSC Report: 05/16/2011. Jurgen Bailey presented the transaction. Staff referred to Subcommittee for consent agenda.

ESC Action: 05/23/2011. Subcommittee approved the request as presented.

DEPARTMENT OF CORRECTIONLand Transaction

Requested Action: Approval to enter into Boundary Line Agreement

Description: Morgan County – Flat Fork Road, Wartburg, TN – Trans. No. 11-04-002 (Woodard)

Purpose: Acquisition in fee to determine property lines of State property for Morgan County Correctional Complex.

Estimated Cost: None

Owner(s): Department of Correction and Burl Newport

Comment: Property lines is established Mr. Newport will give the State 10 +/- acres and the State will give Mr. Newport 1.43 +/- acres of scrub property not needed by the TDOC. Mr. Newport request a boundary line agreement which strikes agreement for a new boundary line between the two parcels.

SSC Report: 05/16/2011. Jurgen Bailey presented the transaction. Staff referred to Subcommittee for consent agenda.

ESC Action: 05/23/2011. Subcommittee approved the request as presented.

DEPARTMENT OF FINANCE & ADMINISTRATION**Land Transaction**

Requested Action: Approval of Inter – Agency Agreement with waiver of advertisement and appraisals.

Description: Davidson County – Clover Bottom Development Center, Harrison Building & Redditt Building, 275 Stewarts Ferry Pike, Nashville, TN – Trans. No. 11-04-006 (Walla)

Purpose: Inter – agency agreement for ten (10) years. To allow Safety to use Harrison Bldg. as THP Training Center and dormitory. The Redditt Bldg. will be used as a computer lab and to house the critical Incident response team and for training.

Estimated Sale Price: Safety agrees to pay \$15,000 monthly to DIDD, which will pay for utilities.


Source of Funding: Highway Patrol Operating Funds – 100 % State (A)

Grantee: Department of Safety and Homeland Security

SSC Report: 05/16/2011. Jurgen Bailey presented the transaction. Staff referred to Subcommittee for consent agenda.

ESC Action: 05/23/2011. Subcommittee approved the request as presented.

Approved:


Mark A. Emkes, Commissioner
Department of Finance and Administration