

MINUTES
STATE BUILDING COMMISSION
Executive Subcommittee
October 2, 2014

The State Building Commission Executive Subcommittee met this day at 11:00 a.m. in House Hearing Room 30, Legislative Plaza, Nashville, Tennessee. Commissioner Larry Martin called the meeting to order at 11:05 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
Justin Wilson, Comptroller of the Treasury
David Lillard, State Treasurer

STATE BUILDING COMMISSION SUB-COMMITTEE MEMBERS ABSENT

Tre Hargett, Secretary of State

MEETING PARTICIPANTS

Peter Heimbach, State Architect
Dick Tracy, Tennessee Board of Regents
Josh Helton, Department of Economic & Community Development
Kimberly Lamb, Department of General Services
Bill Avant, Department of Environment and Conservation

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 – Putnam County
Transaction: Acquisition in Fee
Provision: Waiver of advertisement and one appraisal

- B. Agency: Tennessee Board of Regents – Robertson County
Transaction: Acquisition by Gift
Provision: Waiver of advertisement and appraisals

- C. Agency: Department of Safety and Homeland Security – Henry County
Transaction: Acquisition by Lease
Provision: Waiver of advertisement and appraisals

- D. Agency: Department of Safety and Homeland Security – Johnson County
Transaction: Acquisition by Lease
Provision: Waiver of advertisement and appraisals

- E. Agency: Tennessee Wildlife Resources Agency – Anderson County
Transaction: Acquisition in Fee
Provision: Utilize third party with waiver of advertisement and one appraisal

- F. Agency: Tennessee Wildlife Resources Agency – Marion County
Transaction: Acquisition in Fee
Provision: Utilize third party with waiver of advertisement and one appraisal

- G. Agency: Tennessee Wildlife Resources Agency – Jackson County
Transaction: Acquisition in Fee
Provision: Utilize third party with waiver of advertisement and one appraisal

- H. Agency: Tennessee Wildlife Resources Agency – Jackson County
Transaction: Acquisition in Fee
Provision: Utilize third party with waiver of advertisement and one appraisal

- I. Agency: Department of Environment and Conservation – Carter County
Transaction: Acquisition by Easement
Provision: Waiver of advertisement and one appraisal

- J. Agency: Department of Environment and Conservation – Carter County
Transaction: Acquisition by Easement
Provision: Waiver of advertisement and one appraisal

- K. Agency: **Department of Environment and Conservation – Williamson County**
Transaction: Acquisition by Conservation Easement
Provision: Waiver of advertisement and appraisals
- L. Agency: **Department of Environment and Conservation – Rhea County**
Transaction: Acquisition in Fee
Provision: Waiver of advertisement and one appraisal
- M. Agency: **Department of Environment and Conservation – Rhea County**
Transaction: Acquisition in Fee
Provision: Waiver of advertisement and one appraisal
- N. Agency: **Department of Environment and Conservation – Putnam County**
Transaction: Land Lease Agreement
Provision: Waiver of advertisement and appraisals
- O. Agency: **Department of General Services – Davidson County**
Transaction: Disposal by Easement
Provision: Waiver of advertisement and appraisals
- P. Agency: **Department of General Services – Shelby County**
Transaction: Disposal in Fee
Provision: Waiver of one appraisal
- Q. Agency: **Department of General Services – Shelby County**
Transaction: Disposal in Fee
Provision: Waiver of one appraisal

TENNESSEE BOARD OF REGENTS

Pellissippi State Community College, Knoxville, Knox County, Tennessee

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

Project Title: Demolition – 1512 E. Magnolia Avenue

Project Description: This project provides for the demolition of the building at 1512 E. Magnolia Avenue in Knoxville, Tennessee in accordance with the 2013 PSCC Master Plan.

SBC Number: 166/032-03-2014

Total Project Budget: \$12,000.00

Source of Funding: \$12,000.00 Plant (Non-Auxiliary) (A)

Comment: The property was acquired in June 2014. The building is less than 50 years old and does not require review by the TN Historical Commission.

Minutes: 10/02/2014 ESC Dick Tracy presented the transaction. Subcommittee approved the project, budget, scope and source of funding as presented.

DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT

Lease Transaction

Requested Action: Approval to amend leases

Description: Haywood County – 3,319+/-acres – Brownsville, TN – Trans. No. 14-09-005 (Miller)

Purpose: Extend three crop farm leases for one year.

Term: Extension until December 31, 2015.

Grantee: Harris & Linda Hughes; Gerald R. Woods, Sr.; Ronnie Gene Newman, Sr. & Glenn Newman

Estimated Price: One-fourth of the gross proceeds

Comment: Requesting an extension of the existing leases to allow the State time to conduct a competitive procurement for new farm leases.

Minutes: 10/02/2014 ESC Josh Helton presented the transaction. Comptroller Wilson asked if this action would interfere with any of the development on the site, and was told it would not. Subcommittee approved amending the leases as presented.

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Sub Lease Agreement

Requested Action: Approval of sublease with waiver of advertisement and appraisals

Location: DeKalb County – 1630 Edgar Evins State Park Rd., Silver Point, TN – Trans. No. 14-05-015 (Maxwell)

Purpose: A sublease for the operation of Edgar Evins State Park Marina.

Term: 25 years, November 1, 2014 – October 31, 2039 (estimated based on lease execution)

Consideration: \$500.00

Proposed Amount: Years 1-3 will be 2.5% of gross receipts
Years 4-13 will be 3.0% of gross receipts
Years 14-25 will be 3.5% of gross receipts

Current Amount: 2.5% of gross receipts of first \$1.5M plus an additional 0.1% for each \$100,000 increment over \$1.5M.

Type: Sub-Lease

Lessee: Edgar Evins L.P.

Comment: The current sublease will expire on March 19, 2017. This will be a 25 year sublease with the new owners who are assignees of the current State's sub tenant.

Minutes: 10/02/2014 ESC Bill Avant presented the transaction. Comptroller Wilson stated that this sublease came about because of the circumstances that happened when the original lease was issued and, perhaps, the best procedures were not followed. Comptroller Wilson then stated that, given all the facts and circumstances, he thought the sublease was appropriate and seconded the motion to approve. Subcommittee approved the sublease with waiver of advertisement and appraisals.

DEPARTMENT OF GENERAL SERVICES

Lease

Requested Action: Approval of a revised RFP template for the Standard Cost Lease only in accordance with Item 7.07 Evaluation of Proposals

Purpose: RFP template for cost only leases using net present value.

Comment: This revision will simplify the standard template in accordance with STREAM lease procurement methods Policies & Procedures.

Minutes: 10/02/2014 ESC Kimberly Lamb presented the request. Subcommittee approved a revised RFP template for the Standard Cost Lease in accordance with Item 7.07 Evaluation of Proposals.

STATE BUILDING COMMISSION

Minutes of Executive Subcommittee Meeting

- 1) Approved the Minutes of the Executive Subcommittee meetings held on August 28 and September 11, 2014.

OSA Policy & Procedures – Delivery Methods

- 1) Acknowledged a report of the following revision to *Alternates* and *Tie Bids*:

PROCUREMENT THROUGH DESIGN/BID/BUILD

B. Alternates

1. ~~Alternates should~~ There shall be ~~limited to three in number~~ no more than four (4) alternates unless the particular situation is deemed to warrant otherwise, as determined by the State Architect.
2. Alternates shall be additive (in accordance with ~~designer~~ the Designer's estimate).
3. Alternates shall be listed in descending order of priority (i.e., Alternate No. 1 has highest priority).
4. When using alternates as a part of bidding, the ~~owner~~ procurement agency and the State Architect, in consultation with the designer, shall establish a "Target", normally equivalent to the Maximum Allowable Construction Cost less contingency, to serve as a benchmark in the consideration of bids. If alternates are used, the Base Bid and one (1) of the alternates must be estimated by the Designer to cost less than the Bid Target, unless otherwise approved by the State Architect. If there has been a reduction in the scope of the project as a result of the Designer's estimate, then at least two (2) alternates must be included in the Bid Documents and at least one (1) alternate must be estimated by the Designer to exceed the Bid Target.

PROCUREMENT THROUGH DESIGN/BID/BUILD

E.4. Tie Bids

- b) Resolution – When a tie bid exists, ~~the following criteria will be added, in order, to the consideration of bids~~ a lot or coin toss will be conducted until a successful bidder is determined.
 - 1) ~~Preference will be given to an in-state business over an out of state business.~~
 - 2) ~~Lot or coin toss will be conducted.~~

Designer Selections

The following designer selections represent projects approved by the State Building Commission and recommended by the State Procurement Agencies. Treasurer Lillard stated that, while they used the normal criteria in determining final selections including maintaining the geographical balance, current work capacity, and quality and quantity of workload over past several years, it was still primarily a process driven by the individual agencies.

- 1) **Tennessee School for the Deaf**
(New High School / Infrastructure Upgrades)
Total Project Budget: \$29,030,000
SBC Project No. 168/007-01-2013
Designer: **THE LEWIS GROUP**
- 2) **Northwest Correctional Complex**
(Kitchen and Vocational Repairs)
Total Project Budget: \$2,750,000
Current Project Funding: \$ 100,000
SBC Project No. 142/016-01-2014
Designer: **EVANS TAYLOR FOSTER CHILDRESS**
- 3) **Department of Correction - Statewide**
(Building Systems Compliance Study)
Total Project Budget: \$250,000
SBC Project No. 140/001-01-2014
Designer: **GOBBELL HAYS PARTNERS**
- 4) **Department of Correction - Statewide**
(Facilities Steam Systems Replacement)
Total Project Budget: \$4,400,000
SBC Project No. 140/001-03-2014
Designer: **SMITH SECKMAN REID**
- 5) **University of Memphis**
(Campus Parking Expansion)
Total Project Budget: \$1,100,000
SBC Project No. 166/007-17-2014
Designer: **BURR & COLE CONSULTING ENGRS**
- 6) **University of Tennessee – Knoxville**
(Tom Black Track / LaPorte Stadium Improvements)
Total Project Budget: \$3,500,000
SBC Project No. 540/009-13-2014
Designer: **LINDSAY & MAPLES**
- 7) **University of Tennessee – Chattanooga**
(Building Exterior Repairs)
Total Project Budget: \$2,500,000
SBC Project No. 540/005-05-2014
Designer: **COGENT STUDIO**
- 8) **University of Tennessee – Memphis**
(Link Building HVAC Improvements)
Total Project Budget: \$3,000,000
SBC Project No. 540/013-01-2014
Designer: **OGCB INC**

Other Business

There being no further business, the meeting adjourned at 11:12 a.m.

TENNESSEE BOARD OF REGENTSLand Transaction

Requested Action:	Approval to obtain title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire, not to exceed appraised value with waiver of advertisement and one appraisal
Description:	Putnam County – 0.49+/- acres – 705 North Dixie Avenue, Cookeville, TN – Transaction No. 14-08-003 (Maholland)
Purpose:	Acquisition in Fee to acquire property and improvements consisting of a 7,430 sf building. This property is in Tennessee Technological University's <u>2013 Master Plan</u> and will be used for office space.
Estimated Sale Price:	Fair Market Value
Source of Funding:	Plant (Non-Auxiliary) (A)
Owner(s):	Tennessee Technological University Foundation
Comment:	Date of last Transfer: February 06, 2014 Purchase Price: \$900,000 Property Assessor's Value: \$552,700 Improvements Square Foot: 7,430 There are no anticipated capital costs in the next five years.
Minutes:	10/02/2014 ESC Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire, not to exceed appraised value with waiver of advertisement and one appraisal.

TENNESSEE BOARD OF REGENTSLand Transaction

Requested Action: Approval to obtain title work, appraisal, survey, phase 1 environmental assessment and accept as gift, with waiver of advertisement and appraisals

Description: Robertson County 4.20+/- acres – 150 Laureate Avenue, Springfield, TN – Transaction No. 14-08-007 (Maholland)

Purpose: Acquisition by Gift to acquire property and improvements consisting of a 26,000 sf building. The land acquisition plan for Volunteer State Community College was revised and approved by THEC to accommodate this purchase. The property will be used for a college campus center.

Estimated Sale Price: Gift

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

Owner(s): Robertson County

Comment: Date of last Transfer: November 23, 2009
Purchase Price: Unknown
Property Assessor's Value: N/A
Improvements Square Foot: 26,000

There are no anticipated capital costs in the next five years.

Minutes: 10/02/2014 ESC Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and accept as gift, with waiver of advertisement and appraisals.

DEPARTMENT OF SAFETY AND HOMELAND SECURITY

Land Lease Transaction

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

Description: Henry County – 0.125+/-acres – 2835 E. Wood St., Paris, TN – Trans. No. 14-09-003 (Miller)

Purpose: Acquisition by lease for a radio tower communication site as part of the Public Safety Interoperable Communication System.

Lessor: Chris Young, et al DBA West Tennessee Communications

Term: 30 years

Rent:

5/1/2014 – 4/30/2024	\$1,000 per month
5/1/2014 – 4/30/2034	\$1,300 per month
5/1/2034 – 4/30/2044	\$1,600 per month

Source of Funding: Department of Safety & Homeland Security Operating Funds

Comment: Part of approved SBC Project No. 502001-01-2011

Minutes: 10/02/2014 ESC Approved entering into a land lease agreement with waiver of advertisement and appraisals.

DEPARTMENT OF SAFETY AND HOMELAND SECURITY

Land Transaction

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

Description: Johnson County – 0.125/-acres – Grover Reece Rd., Mountain City, TN – Trans. No.14-09-002 (Miller)

Purpose: Acquisition by lease for a radio tower communication site as part of the Public Safety Interoperable Communication System.

Lessor: Daniel Herman

Term: 30 years

Rent:	8/1/2014 – 7/31/2019	\$ 750.00 per month
	8/1/2019 – 7/31/2024	\$ 900.00 per month
	8/1/2024 – 7/31/2029	\$1,080.00 per month
	8/1/2029 – 7/31/2034	\$1,296.00 per month
	8/1/2034 – 7/31/2039	\$1,555.00 per month
	8/1/2039 – 7/31/2044	\$1,866.00 per month

Source of Funding: Department of Safety & Homeland Security Operating Funds

Comment: Part of approved SBC Project No. 502001-01-2011

Minutes: 10/02/2014 ESC Approved entering into a land lease agreement with waiver of advertisement and appraisals.

TENNESSEE WILDLIFE RESOURCES AGENCYLand Transaction

Requested Action:	Approval to obtain title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest not to exceed appraised value and to utilize third party for this transaction with waiver of advertisement and one appraisal
Description:	Anderson County – 12 acres+/-acres – New River Hwy, Clinton, TN – Trans. No. 14-08-011 (Berry)
Purpose:	Acquisition in fee to acquire property for hunting, fishing, bird watching and other recreation for the public.
Estimated Price:	Fair Market Value
Source of Funding:	14/15 Wetlands Acquisition Fund (A)
Owner(s):	Elmer Lowe & Billy S. Lowe et al
Comment:	<p>The Nature Conservancy is acquiring the property to transfer to the State. The estimated price shall be equal to The Nature Conservancy due diligence and closing costs not to exceed fair market value. A third party is being used because of the need to close more quickly than would be possible under the State process.</p> <p>The property is on the wetlands priority list and will be an addition to the North Cumberland Wildlife Management Area. No additional operating costs are associated with this acquisition.</p> <p>Date of last transfer: July 18, 2014 Purchase Price: N/A Property Assessor's Value: \$25,600 Improvements Square Footage: N/A</p>
Minutes:	10/02/2014 ESC Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest not to exceed appraised value and to utilize third party for this transaction with waiver of advertisement and one appraisal.

TENNESSEE WILDLIFE RESOURCES AGENCYLand Transaction

Requested Action: Approval to obtain title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value and to utilize third party for this transaction with waiver of advertisement and one appraisal

Description: Marion County – 529+/-acres – Highway 27 Choctaw Trail, Jasper, TN – Trans. No. 14-08-015 (Berry)

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

Estimated Price: Fair Market Value

Source of Funding: Wildlife Restoration Act Funds (F)
The Land Trust for Tennessee (O)

Owner(s): Fred A. & Mildred Chalupsky

Comment: The Land Trust for Tennessee (LTT) is the requested third party. The LTT will give a 25% reduction of the purchase price. The federal funding used in this purchase requires a 25% state match. A third party is being used because of the need to close more quickly than would be possible under the State process and to secure the property because of other interested parties. The property is on the wetlands priority list and is in close proximity to Prentice Cooper Wildlife Management Area. No additional operating costs are associated with this acquisition.

Date of last transfer: October 2, 2003
Purchase Price: N/A
Property Assessor's Value: \$1,003,100 (401.25 acres)
Improvements Square Footage: N/A

Date of last transfer: October 1, 2003
Purchase Price: \$150,000
Property Assessor's Value: \$226,000 (123.10 acres)
Improvements Square Footage:

Minutes: 10/02/2014 ESC Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value and to utilize third party for this transaction with waiver of advertisement and one appraisal.

TENNESSEE WILDLIFE RESOURCES AGENCYLand Transaction

Requested Action:	Approval to obtain title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value and to utilize third party for this transaction with waiver of advertisement and one appraisal
Description:	Jackson County – 135+/-acres – 12968 Dodson Branch Hwy, Gainesboro, TN – Trans. No. 14-08-013 (Berry)
Purpose:	Acquisition in fee for the purchase of property for hunting, fishing, bird watching and other recreation for the public.
Estimated Price:	Fair Market Value
Source of Funding:	Wildlife Restoration Act Funds (F) The Land Trust for Tennessee (O)
Owner(s):	Lynn Roger, et al
Comment:	<p>The Land Trust for Tennessee (LTT) is the requested third party. The LTT will give a 25% reduction of the purchase price. The federal funding used in this purchase requires a 25% state match. A third party is being used because of the need to close more quickly than would be possible under the State process and to secure the property because of other interested parties.</p> <p>The property is on the wetlands priority list and is in close proximity to Boils Wildlife Management Area. No additional operating costs are associated with this acquisition.</p> <p>Date of last transfer: May 20, 2008 Purchase Price: N/A Property Assessor's Value: \$314,700 Improvements Square Footage: 1,008</p>
Minutes:	10/02/2014 ESC Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value and to utilize third party for this transaction with waiver of advertisement and one appraisal.

TENNESSEE WILDLIFE RESOURCES AGENCYLand Transaction

Requested Action:	Approval to obtain title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value and to utilize third party for this transaction with waiver of advertisement and one appraisal
Description:	Jackson County – 141.08+/-acres – Blackburn Fork Rd., Gainesboro, TN – Trans. No. 14-08-012 (Berry)
Purpose:	Acquisition in fee for the purchase of property for hunting, fishing, bird watching and other recreation for the public.
Estimated Price:	Fair Market Value
Source of Funding:	Wildlife Restoration Act Funds (F) The Land Trust for Tennessee (O)
Owner(s):	Surewood Forest, LLC
Comment:	<p>The Land Trust for Tennessee (LTT) is the requested third party. The LTT will give a 25% reduction of the purchase price. The federal funding used in this purchase requires a 25% state match. A third party is being used because of the need to close more quickly than would be possible under the State process and to secure the property because of other interested parties</p> <p>The property is on the wetlands priority list and is in close proximity to Blackburn Fork Wildlife Management Area. No additional operating costs are associated with this acquisition.</p> <p>Date of last transfer: February 15, 2013 Purchase Price: \$190,000 Property Assessor's Value: \$151,000 Improvements Square Footage: N/A</p>
Minutes:	10/02/2014 ESC Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value and to utilize third party for this transaction with waiver of advertisement and one appraisal.

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Land Transaction

Requested Action: Approval to obtain title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value with waiver of advertisement and one appraisal

Description: Carter County – 0.1+/-acres – Glanstoff Hwy, Elizabethton, TN – Trans. No. 14-08-022 (Maxwell)

Purpose: Acquisition by easement to gain access to state property at Sycamore Shoals State Park (SSSP).

Estimated Price: Fair Market Value

Source of Funding: 14/15 State Lands Acquisition Fund (REM fees) (A)

Owner(s): Leigh Hankins

Comment: Purchase of the easement will allow access to the northern tract at SSSP.

Minutes: 10/02/2014 ESC Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value with waiver of advertisement and one appraisal.

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Land Transaction

Requested Action: Approval to obtain title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value with waiver of advertisement and one appraisal

Description: Carter County – 0.2+/-acres – West Elk Ave., Elizabethton, TN – Trans. No. 14-08-021 (Maxwell)

Purpose: Acquisition by easement to gain access to state property at Sycamore Shoals State Park (SSSP).

Estimated Price: Fair Market Value

Source of Funding: 14/15 State Lands Acquisition Fund (REM fees) (A)

Owner(s): Mountain States Health Alliance

Comment: Purchase of the easement will allow access to the northern tract at SSSP.

Minutes: 10/02/2014 ESC Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value with waiver of advertisement and one appraisal.

DEPARTMENT OF ENVIRONMENT AND CONSERVATIONLand Transaction

Requested Action:	Approval to accept conservation easement with waiver of advertisement and appraisals
Description:	Williamson County – 1.31+/-acres – Columbia Avenue., Franklin, TN – Trans. No. 14-08-020 (Maxwell)
Purpose:	Acquisition by conservation easement to provide the addition and preservation of the Franklin Battlefield known as the Lovell tract.
Estimated Price:	Gift
Source of Funding:	Civil War Trust (REM fees) (O)
Owner(s):	Robert Reid Lovell
Comment:	The Civil War Trust Inc. will acquire the property with grant funds. Franklin's Charge and The Battle of Franklin Trust intends to preserve and interpret the property. Tennessee Historical Commission has agreed to hold the conservation easement in perpetuity.
Minutes:	10/02/2014 ESC Approved accepting conservation easement with waiver of advertisement and appraisals.

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Land Transaction

Requested Action: Approval to obtain title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value with waiver of advertisement and one appraisal

Description: Rhea County – 11.0+/-acres – Gatto Lane, Dayton, TN – Trans. No.14-08-019 (Maxwell)

Purpose: Acquisition in fee for property to extend 0.3 miles of the Justin P. Wilson Cumberland Trail State Scenic Trail.

Estimated Price: Fair Market Value

Source of Funding: 14/15 State Lands Acquisition Funds (REM fees) (A)
14/15 Transportation Equity Act -21 Viewshed (F)

Owner(s): Iron Properties LLC

Comment: Acquisition of this property provides the safest, most scenic and most economical corridor for the continuation of the Cumberland Trail. No additional operating costs are anticipated with this transaction.

Date of last transfer: July 29, 2010
Purchase Price: \$100,000
Property Assessor's Value: \$109,300 (85.39 acres)
Improvements Square Footage: N/A

Minutes: 10/02/2014 ESC Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value with waiver of advertisement and one appraisal.

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Land Transaction

Requested Action: Approval to obtain title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value with waiver of advertisement and one appraisal

Description: Rhea County – 47.0+/-acres – Reed Road, Dayton, TN – Trans. No.14-08-017 (Maxwell)

Purpose: Acquisition in fee for property to extend 1.0 miles of the Justin P. Wilson Cumberland Trail State Scenic Trail.

Estimated Price: Fair Market Value

Source of Funding: 14/15 State Lands Acquisition Funds (REM fees) (A)

Owner(s): Dock W. & Jean H. Smith

Comment: Acquisition of this property provides the safest, most scenic and most economical corridor for the continuation of the Cumberland Trail. No additional operating costs are anticipated with this transaction.

Date of last transfer: June 22, 2005

Purchase Price: \$2,000

Property Assessor's Value: \$98,400 (82.00 acres)

Improvements Square Footage: N/A

Minutes: 10/02/2014 ESC Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value with waiver of advertisement and one appraisal.

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Land Lease Agreement

Requested Action: Approval of lease and waiver of advertisement and appraisals

Location: DeKalb County – 5,900+/-acres - 1630 Edgar Evins State Park Rd., Silver Point, TN – Trans. No. 14-05-016 (Maxwell)

Purpose: New lease with the Secretary of the Army (Corps of Engineers) for the operation of Edgar Evins State Park (EESP).

Source of Funding: 14/15 State Lands Acquisition Fund (REM Fees) (A)

Term: 25 years, November 1, 2014 – October 31, 2039 (estimated based on lease execution)

Consideration: Operation and maintenance of the premises by the Lessee for the benefit of the United States and the general public in accordance with the conditions of the lease.

Proposed Amount: No Cost

Current Amount: No Cost

Type: Land Lease

Lessor: U.S. Army of Engineers

Comment: EESP is operated on land that is leased from USACE. The current lease will expire on April 14, 2020. The State would like to enter into a replacement long term lease (25 years) for the operation of the park and marina.

Minutes: 10/02/2014 ESC Approved lease and waiver of advertisement and appraisals.

DEPARTMENT OF GENERAL SERVICES

Land Transaction

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

Description: Davidson County - .00661+/- acres – S. W. Corner of 5th Ave, North & Jackson St., Nashville, TN - Trans. No. 14-09-001 (Maxwell)

Purpose: Disposal by easement for construction of an underground duct bank for the use of a bus service and electric charging station. The permanent utility easement will be 16 x 18 foot portion of the lot.

Estimated Price: Mutual Benefit

Source of Funding: Nashville Electric Service (REM fees) (O)

Grantee: Nashville Electric Service

Comment: The duct bank will accommodate all existing overhead lines along Jackson Street from 3rd Avenue to west of 5th Avenue, benefiting the State Data Center. Eventually, all exposed electrical utilities will be located underground in the entire area as part of the Ballpark development.

Minutes: 10/02/2014 ESC Approved disposal by easement with waiver of advertisement and appraisals.

DEPARTMENT OF GENERAL SERVICESLand Transaction

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

Description: Shelby County – 0.7699+/-acres – 1295 Poplar Ave, Memphis, TN – Trans. No. 14-08-008 (Baugh)

Purpose: Disposal in fee to sell excess property for which the agency has no use.

Estimated Price: Fair Market Value

Source of Funding: Labor & Workforce Development

Comment: This building was constructed entirely with federal Reed Act funds. The proceeds from the sale are required by federal law (29 CFR Part 97) to go to the replacement or upgrading of existing Reed Act buildings. Proceeds of the sale, less any state investment, will be deposited into the Department of Labor's Unemployment Trust Fund as stated in TEG#3-07 # 6, and used pursuant to the requirements of the Federal Reed Act. The State investment amount will be deposited into the Facility Revolving Fund (FRF).

Per the TCA 12-2-119 Notwithstanding any law to the contrary, proceeds from the sale and conveyance of surplus real property or improvements managed as state office buildings and support facilities revolving fund property shall be deposited in the state office buildings and support facilities revolving fund, created by § 9-4-901, to be used for capital outlay.

The Tennessee Historical Commission determined that this *disposal* will not adversely affect this State-owned resource of 50+ years, and no further action is necessary.

Date of last transfer: May 3, 1957
 Original Cost to the State: \$68,500
 Previous Owner: Rebecca J. Scott
 Property Assessor's Value: \$18,400
 Improvement Square Footage: N/A

Minutes: 10/02/2014 ESC Approved disposal in fee with waiver of one appraisal.

DEPARTMENT OF GENERAL SERVICES

Land Transaction

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

Description: Shelby County – 0.2135+/-acres – 1309 Poplar Ave, Memphis, TN – Trans. No. 14-08-009 (Baugh)

Purpose: Disposal in fee to sell excess property for which the agency has no use.

Estimated Price: Fair Market Value

Source of Funding: Labor & Workforce Development

Comment: This building was constructed entirely with federal Reed Act funds. The proceeds from the sale are required by federal law (29 CFR Part 97) to go to the replacement or upgrading of existing Reed Act buildings. Proceeds of the sale, less any state investment, will be deposited into the Department of Labor's Unemployment Trust Fund as stated in TEG#3-07 # 6, and used pursuant to the requirements of the Federal Reed Act. The State investment amount will be deposited into the Facility Revolving Fund (FRF).

Per the TCA 12-2-119 Notwithstanding any law to the contrary, proceeds from the sale and conveyance of surplus real property or improvements managed as state office buildings and support facilities revolving fund property shall be deposited in the state office buildings and support facilities revolving fund, created by § 9-4-901, to be used for capital outlay.

The Tennessee Historical Commission determined that this *disposal* will not adversely affect this State-owned resource of 50+ years, and no further action is necessary.

Date of last transfer: July 16, 1969
 Original Cost to the State: \$132,457
 Previous Owner: Theron M. & Mary E. Lemly
 Property Assessor's Value: \$11,400
 Improvement Square Footage: N/A

Date of last transfer: July 1, 1988
 Original Cost to the State: \$32,750
 Previous Owner: Marie S. Gordon
 Property Assessor's Value: \$11,800
 Improvement Square Footage: N/A

Minutes: 10/02/2014 ESC Approved disposal in fee with waiver of one appraisal.

Approved:



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