

**AGENDA**  
STATE BUILDING COMMISSION  
Executive Subcommittee  
Hearing Room 30 – Legislative Plaza  
June 9, 2016  
11:30 a.m.  
(or immediately following SBC meeting)

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- Consent Agenda Listing .....2
- Tennessee Board of Regents .....4
- Department of Correction .....7
- Department of Developmental & Intellectual Disabilities .....8
- Department of General Services .....10
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## CONSENT AGENDA

Approval of the following real property transactions which have been reviewed and recommended for approval by Subcommittee staff:

- A. Agency: University of Tennessee – Hamilton County  
Transaction: Acquisition – Easement (Utility)  
Provision(s): Waiver of advertisement and one appraisal
  
- B. Agency: University of Tennessee – Hamilton County  
Transaction: Acquisition – Right of Way (Gift)  
Provision(s): Waiver of advertisement and appraisals
  
- C. Agency: University of Tennessee – Knox County  
Transaction: Disposal – Easement (Utility)  
Provision(s): Waiver of advertisement and appraisals
  
- D. Agency: University of Tennessee – Shelby County  
Transaction: Disposal – Easement (Utility)  
Provision(s): Waiver of advertisement and one appraisal
  
- E. Agency: University of Tennessee – Shelby County  
Transaction: Acquisition – Fee (Purchase)  
Provision(s): Waiver of advertisement and one appraisal
  
- F. Agency: Department of Environment & Conservation – Sequatchie County  
Transaction: Acquisition – Fee (Purchase)  
Provision(s): Waiver of advertisement and one appraisal
  
- G. Agency: Department of Environment & Conservation – Sequatchie County  
Transaction: Acquisition – Fee (Purchase)  
Provision(s): Waiver of advertisement and one appraisal
  
- H. Agency: Tennessee Wildlife Resources Agency – Madison County  
Transaction: Acquisition – Fee (Third Party)  
Provision(s): Utilize third party with waiver of advertisement and one appraisal
  
- I. Agency: Tennessee Wildlife Resources Agency – Chester County  
Transaction: Acquisition – Fee (Third Party)  
Provision(s): Utilize third party with waiver of advertisement and one appraisal
  
- J. Agency: Tennessee Wildlife Resources Agency – Lake & Obion Counties  
Transaction: Disposal – Lease (Land)  
Provision(s): Waiver of advertisement

- K. Agency: Tennessee Wildlife Resources Agency – Davidson County  
Transaction: Disposal – Fee  
Provision(s): Waiver of one appraisal
- L. Agency: Tennessee Board of Regents – Montgomery County  
Transaction: Acquisition – Fee (Purchase)  
Provision(s): Waiver of advertisement and one appraisal

TENNESSEE BOARD OF REGENTS

Motlow State Community College, Lynchburg, Moore County, Tennessee\*\*

Requested Action: Approval of a revision in project budget, funding, and source(s) of funding, in order to award a contract

Project Title: Exterior Building Repairs

Project Description: Replace roofs, doors, and windows on Marcum and Simon Hall buildings on the Moore County campus. Also make repairs to the Lincoln County Building at the Fayetteville campus, and the McMinnville original building.

SBC Number: 166/021-01-2015

Total Project Budget: \$312,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$280,000.00	\$ 0.00	\$280,000.00	15/16	CurrFunds-CapMaint	(A)
	0.00	32,000.00	32,000.00		Plant (Non-Auxiliary)	(A)
Original Project Budget:	<u>\$280,000.00</u>					
Change in Funding:		\$32,000.00				
Revised Project Budget:			\$312,000.00			

Comment: Buildings include, Simon (1969), Fayetteville (1992), McMinnville (1986), Marcum (2001). Three bids were received on May 4<sup>th</sup>. Additional funds are to award the base bid + 2 alternates. This will complete the project.

\*\*Work will occur in Moore, Lincoln and Warren Counties.

Previous Action: 05/12/2016 SBC Referred to Subcommittee with authority to act.

TENNESSEE BOARD OF REGENTS

**Middle Tennessee State University, Murfreesboro, Rutherford, Tennessee**

**Requested Action:** Approval of project, budget, scope, funding and source(s) of funding

**Project Title:** Demolition – 2227 West Main Street

**Project Description:** This project provides for the demolition of 2227 West Main Street in Murfreesboro, Tennessee in accordance with the MTSU 2007 Master Plan.

**SBC Number:** 166/009-03-2016

**Total Project Budget:** \$30,000.00

**Source of Funding:** \$30,000.00 Plant Funds (Non-Auxiliary)

**Comment:** The property was acquired on April 10, 2000. The THC has determined that this project will not adversely affect this State-owned resource of 50+ years, and no further action is necessary.

## TENNESSEE BOARD OF REGENTS

### Disposal – Fee

**Requested Action:** Approval of disposal in fee below fair market value with waiver of one appraisal

**Transaction Description:** Transaction No. 14-09-012  
• **Location:** University of Memphis  
Shelby County – 1.28+/-acres – 3745 S. Galloway Drive, Memphis, TN  
• **Estimated Sale Price:** \$675,000  
• **Grantee:** Patrick Tronsor and Rachael Putnam  
• **Source of Funding:** Plant Funds (Non-Auxiliary)

**Comment:** This property was appraised in November 2014 at \$1,095,000. It was listed for 10 months, during which time over 25 qualified people looked at it with no offers. Feedback was that the house was priced too high, was in poor shape, and needed extensive improvements. To generate interest, the price was reduced several times before they received this offer. An updated appraisal dated May 2016 provided a fair market value of \$850,000. TBR recommends acceptance of this offer and believes it is in the best interest of the university as well as the state based on the information from the university with the understanding that delaying the sale will only compound any issues with deferred maintenance as well as cost the university additional operating cost.

Date of Last Transfer: December 23, 1976  
Previous Owner: W. Harry and Goldie L. Feinstone  
Original Cost to State: \$0.00  
Square Footage Improvements: 6,634

**Previous Action** 10/20/2014 Approved disposal in fee and to utilize TBR procurement methods to contract with a realty firm to assist with the disposal.

**SSC Report** 05/16/2016 Dick Tracy presented the transaction. Staff referred to Executive Subcommittee for discussion.

DEPARTMENT OF CORRECTION

South Central Correctional Facility, Clifton, Wayne County, Tennessee

**Requested Action:** Approval of a revision in project budget, funding and source(s) of funding and exercising an option for an additional 24 months

**Project Title:** Private Management and Operation

**Project Description:** A private management and operations contract for TDOC and CCA for the operations and management of South Central Correctional Facility.

**SBC Number:** 142/018-01-2013

**Total Project Budget:** \$143,168,410.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$84,060,000.00	\$59,108,410.00	\$143,168,410.00	TDOC OpFunds (A)
<b>Original Project Budget:</b>	<b>\$84,060,000.00</b>			
<b>Change in Funding:</b>		<b>\$59,108,410.00</b>		
<b>Revised Project Budget:</b>			<b>\$143,168,410.00</b>	

**Comment:** The agreement for the current contract will be amended to exercise the option for a two year extension, extending the contract to include July 1, 2016 through June 30, 2018. This is the only option within the original contract. The increase in funding covers the payment out for the two year period.

**Previous Action:**

02/14/2013	SBC	Referred to ESC with authority to act
03/25/2013	ESC	Approved issuing RFP
05/09/2013	SBC	Referred to ESC with authority to act
05/20/2013	ESC	Agency deferred to next available meeting
06/13/2013	SBC	Approved contract subject to AG confirmation
05/12/2016	SBC	Referred to ESC with authority to act

## DEPARTMENT OF INTELLECTUAL & DEVELOPMENTAL DISABILITIES

### Disposal – Fee

**Requested Action:** Approval of disposal in fee with waiver of advertisement and appraisals and to dispose of property for less than Fair Market Value as determined by appraisal

**Transaction Description:** Transaction No. 16-01-005-FB

- **Location:** Shelby County – 0.31+/-acres – 5316 Longwood Dr., Memphis, TN
- **Grantee:** Housing Foundation of West Tennessee, Inc. (“HFWT”)
- **Estimated Sale Price:** \$82,000

**Comment:** This is residential rental property in which DIDD leases rooms to persons with intellectual disabilities. DIDD desires to transfer this property to an entity whose mission is better aligned with this purpose.

HFWT was created from funds that arose from penalties assessed to DIDD as part of the Arlington lawsuit settlement. HFWT’s mission is to acquire, adapt, maintain and lease safe, accessible and affordable housing for eligible persons with intellectual disabilities in West Tennessee. Sale of the property to HFWT will eliminate the ownership burden of this property to DIDD and allow the current residents to remain in their home. The deed will require that the property be used to provide safe, accessible and affordable housing for eligible persons with intellectual disabilities in West Tennessee for 5 years after the date of the deed. Proceeds of the sale will be deposited into the Intellectual Disabilities Trust Fund (IDTF) pursuant to TCA 12-2-117.

This building is less than 50 years old and does not require Tennessee Historical Commission Review.

Date of Last Transfer: July 25, 2007  
Previous Owner: Hearthwood Properties No. 2, LLC  
Original Cost to State: \$216,667  
Square Footage Improvements: 2,428

**SSC Report:**

04/18/2016	Steve Lusk summarized the transaction. The agency requested the item be deferred.
05/16/2016	Steve Lusk summarized the transaction. Staff referred to Executive Subcommittee with recommendation.

## DEPARTMENT OF INTELLECTUAL & DEVELOPMENTAL DISABILITIES

### Disposal – Fee

**Requested Action:** Approval of disposal in fee with waiver of advertisement and appraisals and to dispose of property for less than Fair Market Value as determined by appraisal

**Transaction Description:** Transaction No. 16-01-004-FB

- **Location:** Shelby County – 0.22+/-acres – 6846 Dawnhill Rd., Bartlett, TN
- **Grantee** Housing Foundation of West Tennessee, Inc. ("HFWT")
- **Estimated Sale Price:** \$87,500

**Comment:** This is residential rental property in which DIDD leases rooms to persons with intellectual disabilities. DIDD desires to transfer this property to an entity whose mission is better aligned with this purpose.

HFWT was created from funds that arose from penalties assessed to DIDD as part of the Arlington lawsuit settlement. HFWT's mission is to acquire, adapt, maintain and lease safe, accessible and affordable housing for eligible persons with intellectual disabilities in West Tennessee. Sale of the property to HFWT will eliminate the ownership burden of this property to DIDD and allow the current residents to remain in their home. The deed will require that the property be used to provide safe, accessible and affordable housing for eligible persons with intellectual disabilities in West Tennessee for 5 years after the date of the deed. Proceeds of the sale will be deposited into the Intellectual Disabilities Trust Fund (IDTF) pursuant to TCA 12-2-117.

This building is less than 50 years old and does not require Tennessee Historical Commission Review.

Date of Last Transfer:	July 25, 2007
Previous Owner:	Hearthwood Properties No. 2, LLC
Original Cost to State:	\$216,666
Square Footage Improvements:	1,885

**SSC Report:**

04/18/2016	Steve Lusk summarized the transaction. The agency requested the item be deferred.
05/16/2016	Steve Lusk summarized the transaction. Staff referred to Executive Subcommittee with recommendation.

DEPARTMENT OF GENERAL SERVICES

**Acquisition – Lease (Space)**

**Requested Action:** Approval of a lease

**Transaction Description:** Transaction No. 15-01-919-LB

● **Proposed Lease**

- **Location:** Shelby County – 3150 Appling Rd., Bartlett, TN
- **Landlord:** Pedigo-Manchester Properties, L.P.
- **Term:** (5 years) October 1, 2016 through September 30, 2021
- **Area / Costs:** 12,502 Square Feet

Annual 1 Year Average Contract Rent:	\$173,527.76	@\$13.88/sf
Estimated Utilities Cost:	21,878.50	@\$ 1.75/sf
Estimated Janitorial Cost:	13,752.20	@\$ 1.10/sf
Total Annual Effective Cost:	\$209,158.46	@\$16.73/sf

● **Current Lease**

- **Location:** Shelby County – 3150 Appling Rd., Bartlett, TN
- **Landlord:** Pedigo-Manchester Properties, L.P.
- **Term:** (10 years) October 1, 2005 through September 30, 2015
- **Area / Costs:** 13,600 Square Feet

Annual Contract Rent:	\$139,800.00	@\$10.28/sf
Estimated Utilities Cost:	19,040.00	@\$ 1.40/sf
Estimated Janitorial Cost:	14,960.00	@\$ 1.10/sf
Total Annual Effective Cost:	\$173,800.00	@\$12.78/sf

- **Source of Funding:** FRF Operating Funds
- **Procurement Method:** RFP on ESC approved form
- **FRF Rate:** \$18.00

**Comment:** Reduction in square feet for the Department of Revenue is due to reduction in staff and space assignments. After the 30th month the State may terminate for convenience with 90 day notice and termination fee.

The Jones Lang LaSalle commission amount is \$34,265.48

**SSC Report:**

04/18/2016	Steve Lusk summarized the transaction. The agency requested the item be deferred.
05/16/2016	Steve Lusk summarized the transaction. Staff referred to Executive Subcommittee with recommendation.

## STATE BUILDING COMMISSION

### Minutes of Executive Subcommittee Meeting

- 1) APPROVAL of the Minutes of the Executive Subcommittee meeting held on April 25, 2016.

### Designer Selections

- 1) SELECTION of DESIGNERS for projects approved by the State Building Commission and recommended by the State Procurement Agencies.

### Other Business

UNIVERSITY OF TENNESSEEAcquisition – Easement (Utility)

<b>Requested Action:</b>	Approval to obtain title work, appraisal, survey, and environmental assessment, and to enter into an option to acquire the required interest, not to exceed fair market value, with waiver of advertisement and one appraisal
<b>Transaction Description:</b>	Transaction No. 16-02-004
<ul style="list-style-type: none"> <li>• <b>Location:</b></li> </ul>	University of Tennessee – Chattanooga (UTC) Hamilton County – 0.03 +/- acres permanent utility easement - 540 Vine Street, Chattanooga, TN
<ul style="list-style-type: none"> <li>• <b>Owner(s):</b></li> </ul>	Tennessee Baptist Convention
<ul style="list-style-type: none"> <li>• <b>Estimated Purchase Price:</b></li> </ul>	Fair Market Value
<ul style="list-style-type: none"> <li>• <b>Source of Funding:</b></li> </ul>	Plant (Non-Auxiliary) (A)
<b>Comment:</b>	The utility easement is necessary for UTC's Central Energy Plant Expansion project and will be used to install a high temperature and chilled water distribution system. This system is being extended to provide loop service to the northeast quadrant of campus.
<b>SSC Report:</b>	05/16/2016 Robbi Stivers summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.

UNIVERSITY OF TENNESSEEAcquisition – Right of Way (Gift)

Requested Action:	Approval to obtain title work, survey, and environmental assessment, and to accept as gift the required interest with waiver of advertisement and appraisals
Transaction Description:	Transaction No. 16-05-001
<ul style="list-style-type: none"> <li>• Location:</li> </ul>	University of Tennessee - Chattanooga Hamilton County – 0.45+/- acres – Vine Street between Douglas Street and Lansing Court, Chattanooga, TN
<ul style="list-style-type: none"> <li>• Owner(s):</li> </ul>	City of Chattanooga
<ul style="list-style-type: none"> <li>• Estimated Purchase Price:</li> </ul>	Gift
<ul style="list-style-type: none"> <li>• Source of Funding:</li> </ul>	Plant (Non-Auxiliary) (A) (REM fees)
Comment:	The right-of-way is needed to extend the pedestrian mall through campus. The property is in Chattanooga's <u>2012 Master Plan</u> .
	Date of Last Transfer: N/A
	Purchase Price: N/A
	Property Assessor's Value: N/A
SSC Report:	05/16/2016 Robbi Stivers summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.

UNIVERSITY OF TENNESSEE

Disposal – Easement (Utility)

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

**Transaction Description:** Transaction No. 16-05-003

- **Location:** University of Tennessee – Knoxville (UTK)  
Knox County – 0.10 +/- acres permanent utility easement – 2000 Sutherland Avenue, Knoxville, TN
- **Grantee:** Knoxville Utilities Board (KUB)
- **Estimated Sale Price:** Mutual Benefit
- **Source of Funding:** Plant (Non-Auxiliary) (A) (REM Fees)

**Comment:** The utility easement is necessary for KUB to provide utility services to UTK’s Support Services Complex.

Date of Last Transfer: 5/10/2013  
 Original Cost to State: \$1,060,000 (for entire parcel)

**SSC Report:** 05/16/2016 Robbi Stivers summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.

UNIVERSITY OF TENNESSEE

Disposal – Easement (Utility)

**Requested Action:** Approval of disposal by easement with waiver of advertisement and one appraisal

**Transaction Description:** Transaction No. 16-05-002

- **Location:** University of Tennessee Health Science Center  
Shelby County – 0.01 +/- acres permanent traffic signal easements - North Dunlap Street and Jefferson Avenue, Memphis, TN
- **Grantee:** City of Memphis
- **Estimated Sale Price:** Fair Market Value
- **Source of Funding:** City of Memphis (REM Fees) (O)

**Comment:** As a part of the Medical Center Streetscape improvement project, the City of Memphis has requested easements for traffic signals.

Date of Last Transfer: 3/25/1977  
 Original Cost to State: Transferred from TN Dept of Public Health

**SSC Report:** 05/16/2016 Robbi Stivers summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.

UNIVERSITY OF TENNESSEEAcquisition – Fee (Purchase)

**Requested Action:** Approval to obtain title work, appraisal, survey, and environmental assessment, and to enter into an option to acquire the required interest, not to exceed fair market value, with waiver of advertisement and one appraisal

**Transaction Description:** Transaction No. 16-03-014

- **Location:** University of Tennessee Health Science Center  
Shelby County – 0.08+/- acres – 22' alley on the north side of 208 South Dudley Street property
- **Owner(s):** Thomas L. Scharff
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** Plant (Non-Auxiliary) (A)

**Comment:** This property is in UTHSC's 2015 Master Plan. The alley is contiguous to the GMP Facility that is under construction. The University currently has access rights via a common driveway easement across the property but does not own the fee.

Date of Last Transfer: 8/8/2002  
Purchase Price: \$2,061,208 (entire tract of 1.7 acres)  
Property Assessor's Value: \$2,172,400 (entire tract of 1.7 acres)

**SSC Report:** 05/16/2016 Robbi Stivers summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.

DEPARTMENT OF ENVIRONMENT & CONSERVATION

**Acquisition – Fee (Purchase)**

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

**Transaction Description:** Transaction No. 16-04-007-DM

- **Location:** Justin P. Wilson Cumberland Trail State Scenic Trail State Park Sequatchie County – 125.7+/-acres (2 tracts) – Dunlap, TN
- **Owner(s):** Lavada A. Talley Trust
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** 15/16 State Lands Acquisition Fund (A)

**Comment:** Per TCA 67-4-409, this property is on the state lands acquisition priority list and has been approved for purchase by the Commissioner of Environment and Conservation, the Commissioner of Agriculture and the Executive Director of Tennessee Wildlife Resources Agency.

The purchase of this property will allow for continuation of the Cumberland Trail and a connection to Prentice Cooper State Forest. No additional management costs are anticipated with this acquisition.

Date of Last Transfer: December 21, 2012 (Chicken Hollow)  
 Purchase Price: \$0.00 (Quit Claim)  
 Property Assessor's Value: \$239,000 (83.00 acres)  
 Square Footage Improvements: None

Date of Last Transfer: December 21, 2012 (948 Pickett Rd.)  
 Purchase Price: \$0.00 (Quit Claim)  
 Property Assessor's Value: \$193,100 (42.70 acres)  
 Square Footage Improvements: 400

**SSC Report:** 05/16/2016 Steve Lusk summarized the transaction. Staff referred to Executive Subcommittee for consent agenda

DEPARTMENT OF ENVIRONMENT & CONSERVATIONAcquisition – Fee (Purchase)

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

**Transaction Description:** Transaction No. 16-04-006-DM

- **Location:** Justin P. Wilson Cumberland Trail State Scenic Trail State Park  
Sequatchie County – 42.7+/-acres – Pickett Rd., Dunlap, TN
- **Owner(s):** Virginia S. Albert Trust
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** 15/16 State Lands Acquisition Fund (A)

**Comment:** Per TCA 67-4-409, this property is on the state lands acquisition priority list and has been approved for purchase by the Commissioner of Environment and Conservation, the Commissioner of Agriculture and the Executive Director of Tennessee Wildlife Resources Agency.

The purchase of this property will allow for continuation of the Cumberland Trail and a connection to Prentice Cooper State Forest. No additional management costs are anticipated with this acquisition.

Date of Last Transfer: November 30, 2010  
Purchase Price: \$0.00  
Property Assessor's Value: \$250,200 (43.0 acres)  
Square Footage Improvements: None

**SSC Report:** 05/16/2016 Steve Lusk summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.

TENNESSEE WILDLIFE RESOURCES AGENCY

**Acquisition – Fee (Third Party)**

**Requested Action:** Approval to obtain title work, appraisal, survey, and environmental assessment, and to exercise an option to acquire the required interest, not to exceed fair market value, and to utilize third party with waiver of advertisement and one appraisal

**Transaction Description:** Transaction No. 16-03-015-MB

- Location: Madison County – 80.0+/-acres – Hwy 45, Jackson, TN
- Owner(s): Howard Hamilton/William Gibson
- Estimated Purchase Price: Fair Market Value
- Source of Funding: 15/16 Wetlands Acquisition Fund (A)
- Third Party: The Nature Conservancy
- Third Party Costs: \$11,450

**Comment:** Per TCA 11-14-402, this property is on the wetlands priority list and has been approved for purchase by the Commissioner of the Department of Agriculture and Executive Director of Tennessee Wildlife Resources Agency.

The property is contiguous to, and will be an important addition to, Middle Fork Forked Deer River Refuge (MFFDRR). The purchase will protect and preserve wetlands and other watershed functions in the MFFDRR ecosystem. Utilization of the third party is requested because of the need to close and protect the property more quickly than would be possible under the State process. No additional management costs are anticipated with this acquisition.

Date of Last Transfer: September 8, 2015  
Purchase Price: \$0.00 (Quit Claim)  
Property Assessor's Value: \$304,300  
Square Footage Improvements: None

**SSC Report:** 04/18/2016 Agency deferred the transaction  
05/16/2016 Steve Lusk summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.

TENNESSEE WILDLIFE RESOURCES AGENCY

Acquisition – Fee (Third Party)

**Requested Action:** Approval to obtain title work, appraisal, survey, and environmental assessment, and to exercise an option to acquire the required interest, not to exceed fair market value, and to utilize third party with waiver of advertisement and one appraisal

**Transaction Description:** Transaction No. 16-03-018-MB  

- **Location:** Chester County – 228.18+/-acres – (6 Tracts) Hwy 45 S., Henderson, TN
- **Owner(s):** David Stoltzfus, Franz Schneider, Yvonne & Donald Jones, Robbie Gordon
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** 15/16 Wetlands Acquisition Fund (A)
- **Third Party:** The Conservation Fund

**Comment:** Per TCA 11-14-402, this property is on the wetlands priority list and has been approved for purchase by the Commissioner of the Department of Agriculture and Executive Director of Tennessee Wildlife Resources Agency.

The Conservation Fund will purchase the tracts to help expedite the closing for the seller. No additional 3<sup>rd</sup> party costs are requested. The property is contiguous to Tull Bottom Wildlife Management Area. The purchase will protect and preserve wetlands and provide hunting, bird watching and other recreation. No additional management costs are anticipated with this acquisition.

Date of Last Transfer: February 16 2016 (Hwy 45 South)  
Purchase Price: \$39,000 (David Stoltzfus)  
Property Assessor's Value: \$43,400 (47.50 acres)  
Square Footage Improvements: None

Date of Last Transfer: December 18, 2015 (Old Jacks Creek Rd.)  
Purchase Price: \$10,000 (Jeremy Stoltzfus)  
Property Assessor's Value: \$5,000 (12.0 acres)  
Square Footage Improvements: None

Date of Last Transfer: August 9,2006 (1320 Lipscomb Ln)  
Purchase Price: \$265,000 (Franz Schneider)  
Property Assessor's Value: \$204,200 (140.90 acres)  
Square Footage Improvements: None

Continued...

Date of Last Transfer: January 29, 1992 (Church Ave. South)  
Purchase Price: \$10,000 (Donald Jones/Robbie Gordon)  
Property Assessor's Value: \$23,200 (15.0 acres)  
Square Footage Improvements: None

Date of Last Transfer: December 8, 1952 (Hwy 45 South)  
Purchase Price: \$0.00 (City of Henderson)  
Property Assessor's Value: \$25,400 (4.00 acres)  
Square Footage Improvements: None

Date of Last Transfer: May 18, 2015 (Hwy 45 South)  
Purchase Price: \$75,500 (ProSouth Inc.)  
Property Assessor's Value: \$38,500 (50.49 acres)  
Square Footage Improvements: None

**SSC Report:**

04/18/2016 The agency deferred the transaction  
05/16/2016 Steve Lusk summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.

TENNESSEE WILDLIFE RESOURCES AGENCY

**Disposal – Lease (Land)**

**Requested Action:**           **Approval of disposal by lease with waiver of advertisement**

**Transaction Description:**   Transaction No. 16-04-011-MB

- **Location:**                   Lake & Obion Counties – 7,912.46+/-acres – Tiptonville, TN
- **Tenant:**                     U.S. Fish and Wildlife Services (FWS)
- **Term:**                       (75 years) August 1, 2016 - August 1, 2091
- **Area / Costs:**             7,912.46 acres/Mutual Benefit
- **Source of Funding:**       15/16 Wetlands Acquisition Fund   (REM fees) (A)

**Comment:**                    The agency is seeking to renew the lease with FWS at Reelfoot Lake Wildlife Management Area. The current lease began August 28, 1941 and will expire on August 1, 2016. FWS will manage, maintain and operate the land, which is a benefit to the State.

**SSC Report:**                 05/16/2016   Steve Lusk summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.

TENNESSEE WILDLIFE RESOURCES AGENCYDisposal – Fee

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

**Transaction Description:** Transaction No.16-04-012-FB  
 • Location: Davidson County – 5.63+/-acres – Buena Vista Pike, Nashville, TN  
 • Estimated Sale Price: Fair Market Value

**Comment:** The property no longer aligns with the agency's mission. The condition in the deed that no sale of the tract was permissible for three years, after the last of the heron's departure, has been met. Pursuant to TCA 70-1-306 and the conditions of the deed, the proceeds of the sale of this property will be deposited in the wildlife resources fund and used for the acquisition of habitat for endangered plant or animal species in the state.

The Tennessee Historical Commission has determined that this property will not adversely affect this State-owned resource and no further action is necessary.

Date of Last Transfer: May 1, 1979  
 Previous Owner: Nature Conservancy  
 Original Cost to State: \$25,300  
 Square Footage Improvements: None

**SSC Report:** 05/16/2016 Steve Lusk summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.

TENNESSEE BOARD OF REGENTS

Acquisition – Fee (Purchase)

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

Transaction Description: Transaction No. 16-04-005  
• Location: Austin Peay State University  
Montgomery County – 2.2+/-acres – 529 York Street, Clarksville, TN  
• Owner(s): Frances Hayes Schnare and Lynne Hayes Garito  
• Estimated Purchase Price: Fair Market Value  
• Source of Funding: Campus Plant Funds (Non-Auxiliary)

Comment: There are two houses located on this property and the numbers below are a combination of the two. This property is in close proximity of APSU and will be used for surge space and parking expansion. This property is in APSU's 2013 Master Plan.

Date of Last Transfer: May 25, 2010  
Purchase Price: 0.00  
Property Assessor's Value: 228,300  
Square Footage Improvements: 8,632

SSC Report: 05/16/2016 Dick Tracy presented the transaction. Staff referred to Executive Subcommittee for consent agenda.