

# Tennessee Heritage Conservation Trust Fund

## Board Meeting Minutes

April 8<sup>th</sup>, 2025 12:00pm

### Tennessee Law Enforcement Academy

3025 Lebanon Pike, Nashville TN 37214

## Attendance

Quorum ✓

Tennessee Heritage Conservation Trust Fund Board		
Trustee	Representation	Attendance
Phil Poux	West	Present
Mike Frick	West	Present
Angie Box	West	Call in
Andrew Goddard	Middle	Present
Bernie Butler	Middle	Present
Charles Hankla	Middle	Present
Jeremy Nagoshiner	Middle	Present
Larry Zehnder	East	Present
Madge Cleveland	East	Present
Pete Claussen	East	Call in
Michael Bittel	East	Present

**TDEC Hosts:** Greer Tidwell, Bill Avant, Liz Campbell & Amanda Latham

**Guests:** Ray Meeks, Michael Hudson, Joel Houser, Jeff King, Alex Wyss, Gina Hancock, Steve Ward

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## Orders of Business

1. Call to Order - Meeting Location Change – Due to mold remediation/renovations at the Clover Bottom location, the meeting location was change to the Tennessee Law Enforcement Academy at 3025 Lebanon Pike, Nashville. TDEC Host A. Latham was stationed at Clover Bottom until 1:15pm to guide attending public.
2. Roll Call
3. Reading of the minutes
4. Report items
5. Review of grant applications
6. Public comment period
7. Adjournment

## Reading of the Minutes

- Nagoshiner motions to accept the minutes as presented
- 2<sup>nd</sup> by Cleveland
- Vote is unanimous and motion carries.

## Report Items:

1. Review of the budget and project completions  
The budget sheet was presented to the Board, indicating how the funds are being tracked separately between the FY 23-24 funding and the FY 24-25 funding. The budget sheet reveals a beginning balance, cash in hand, obligated (unpaid) projects, paid transactions and funding available for new projects.
2. TNC (Jones Tract Update)  
In January of 2025, the board approved 40% of the total project cost (\$1,107,400). The board additionally approved 10% bridge loan (\$276,850) from HCTF to The Nature Conservancy with 0% interest for one year beginning from closing date. After much discussion, deliberation and a tremendous amount of gratitude,

TNC decided that the tracking and monitoring of the 10% loan was going to be difficult and will continue the work with only the 40% approval funding.

3. Memphis River Park Project Update:

Quarterly report was received from the Memphis River Parks Partnership on March 17<sup>th</sup>, 2025. Construction of the foundation is currently in progress and expected to be completed in early May. 6 invoices have been received and processed totaling \$1,836,148.21. The budget sheet reflects this project in the paid and unpaid sections.

4. Friends of Radnor Lake (Richards Tract Update)

In October of 2023, the Board approved the following project: In cooperation with the Friends of Radnor Lake, Radnor Lake State Park wishes to add 4 tracts with a total of 16.82 acres to the existing State Park. Two 1-acre tracts are located at the north end of the park – Magill and Friends of Radnor Lake. The 9-acre Richards Tract and 5-acre Friends of Radnor Lake are located on the southeastern boarder of the park. The acquisition of these 16.8 acres fit into local, state, federal, and regional planning efforts. These specific parcels have been identified in the park’s strategic management plan and are aligned with the resource management plan and the interpretive master plan. The intended use of all acquired property at Radnor Lake State Park is protected under the State Natural Areas Preservation Act of 1971. The amount approved from the HCTF is \$1,825,000 the total project cost is \$5,300,000.

Since the approval, the seller (Richards) was considering backing out of the deal, and a decision was made to match one of the tracts (5 acres) with an LWCF (federal) grant. This created the need to find other property to substitute as the match in its place.

The original lands to be donated by the friends of Radnor Lake (FORL) and serve as a match for the consideration of the \$1,825,000 was the following (totaling 16.8, acres including the Richards tract):

Parcel id: 14500006700 address: 5240 Granny white trace owner: Magill/ FORL: (1.15 acre)

Parcel id: 14508002000 address: 5052 Lakeview Dr owner: FORL (1.37 acres)

Parcel id: 16000001100 address: 802 Old hickory Blvd. owner: FORL Nashville (5 acres)

The replacement tracts to serve as the match are the following (totaling 21 acres, acres including the Richards tract):

Parcel id: 14500006700 address: 5240 granny white trace owner: Magill/ FORL: (1.15 acre)

Parcel id: 14512003700 address: 0 Clonmel Rd owner: FORL (~5 acres)

Parcel id: 14508003400 address: 0 Clonmel Rd owner: FORL (~6acres)

The financial comparison of the original match tracts with the new match tracts follows:

<b>Original application with new matches:</b>		Acres	
HCTF award for Richards	9	\$	1,825,000.00
Parcel id: 14512003700 address: 0 Clonmel Rd owner: FORL	5	\$	1,150,000.00
Parcel id: 14500006700 address: 5240 granny white trace ow	1	\$	850,000.00
Parcel id: 14508003400 address: 0 Clonmel Rd owner	6	\$	1,375,000.00
Cash		\$	100,000.00
<b>Total Project Acres/Cost</b>	<b>21</b>	<b>\$</b>	<b>5,300,000.00</b>
<b>Original application with original matches:</b>			
HCTF award for Richards	9	\$	1,863,000.00
Ansley - Parcel id: 14508002000 address: 5052 Lakeview Dr d	1.5	\$	927,000.00
Parcel id: 14500006700 address: 5240 granny white trace ov	1.3	\$	850,000.00
Parcel id: 16000001100 address: 802 Old hickory Blvd. owne	5	\$	1,560,000.00
cash		\$	100,000.00
<b>Total Project Acres/Cost</b>	<b>16.8</b>	<b>\$</b>	<b>5,300,000.00</b>

- a. Motion made by Nagoshiner to approve the replacement match tracts as presented.

- b. 2<sup>nd</sup> by Zehnder
- c. Discussion: when a change of this magnitude takes place in an ongoing project, it is necessary to come back before the Board for approval.
- d. Vote is unanimous and motion carries.

## **NEW Applications**

### **1. Upper Buffalo River Conservation Tract – Tennessee Parks Conservancy**

#### **\$4,509,449, 448 acres, Wayne County**

As part of the governor's initiative, In February 2025, the Tennessee State Parks Conservancy (TSPC) identified a 448-acre property for sale along the Buffalo River in Wayne County. Recognizing its high conservation value and recreational potential, the Tennessee Department of Environment and Conservation (TDEC) expressed interest in protecting the land for public recreation and camping. TSPC quickly secured a purchase contract for the property, which consists of pastures, forested hills, and several structures, including residences and barns. The Buffalo River, a significant ecological area, supports rare species and is a conservation priority. Public ownership would protect the land while enabling recreational activities like paddling. TSPC is seeking a \$4.509 million grant from the Heritage Conservation Trust Fund (HCTF) to complete the purchase, with closing expected on June 19, 2025. Once acquired, the land will be donated to the State of Tennessee, and TDEC may seek federal funding to reimburse part of the costs. Ongoing management will be the responsibility of the state. The final purchase price may vary based on the surveyed acreage.

Discussion took place as to the value of the property. Is \$9000/ acre reasonable. The TCA does call for an appraisal to be obtained. What is the intent of the acquisition? The intent is for the property to become a state-owned property for passive public recreation.

- a. Motion made by Cleveland to approve contingent on the TN State Parks Conservancy obtaining an appraisal. If the appraisal provides an opinion of value at the negotiated price of \$4.4 million, the TN State Parks Conservancy can continue with the acquisition of the property and the Board will support the project as presented. If the appraisal comes in less than \$4.4 mill the Board will have a special call (currently scheduled for June 10, 11:00am CT) to discuss.
- b. 2<sup>nd</sup> by Frick
- c. Vote is unanimous.
- d. Discussion took place concerning the approval of payment for the appraisal, as this was not part of the initial request for funding.
- e. A vote to reconsider the motion was made and all approved
- f. A motion was made by Cleveland to amend the previous motion adding that the cost of appraisal to the request, HCTF will pay for the cost of the appraisal, adding to the initial request and not exceeding \$4,520,000.
- g. 2<sup>nd</sup> by Frick
- h. Vote is unanimous and motion carries.

### **2. Happy Hollow Vista Tract – City of South Pittsburg**

#### **\$700,000, 615 acres, Marion County**

Happy Hollow Vista is a 615-acre property near South Pittsburg, TN, offering a new common space with scenic views, walkable access from downtown, and connections to regional trails. The land, featuring a bluff plateau overlooking the Tennessee River, was previously unprotected and for sale. The Open Space Institute Land Trust (OSILT) will hold it for up to two years while South Pittsburg secures funding for acquisition. Once acquired, the City of South Pittsburg will manage the property as a permanently protected forest for public recreation, with trails, parking, and minimal-impact amenities. The project aligns with conservation priorities, as nearly 45% of the land is classified as a high priority in the Southeastern Conservation Adaptation Strategy. It also supports regional watershed health and provides habitat for rare species, including those in South Pittsburg Pit, a nearby cave protected by the Southeastern Cave Conservancy. The project involves partnerships with organizations like the Trust for Public Land, Tennessee Valley Authority, and Lyndhurst Foundation to enhance community access and economic benefits through outdoor

recreation. Future site planning will consider community feedback, and the land will be managed for conservation, invasive species control, and sustainable use.

- a. Motion to approve as requested and award the full amount requested (\$700,000) by Hankla
- b. 2<sup>nd</sup> by Cleveland
- c. Vote is unanimous and motion carries.

## **Closing**

Public Comment Period

Comments of appreciation to the Board from Michael Hudson, City Administrator City of South Pittsburg

## **Adjournment**

2:06 pm