



STATE OF TENNESSEE
DEPARTMENT OF ENVIRONMENT AND CONSERVATION
NASHVILLE, TENNESSEE 37243-0435

DAVID W. SALYERS, P.E.
COMMISSIONER

BILL LEE
GOVERNOR

MEMORANDUM

TO: The Honorable Bill Lee
Governor of the State of Tennessee

The Honorable Randy McNally
Lieutenant Governor, Speaker of the Senate

The Honorable Cameron Sexton
Speaker of the House of Representatives

The Honorable Steve Southerland
Chairman of the Senate Energy, Agriculture, and Natural Resources Committee

The Honorable Curtis Halford
Chairman of the House Agriculture and Natural Resources Committee

The Honorable Kerry Roberts
Chairman of the Senate Government Operations Committee

The Honorable John Ragan
Chairman of the House Government Operations Committee

The Honorable Jason E. Mumpower
Comptroller of the State of Tennessee

FROM: David W. Salyers, P.E. 
Commissioner

DATE: June 30, 2023

SUBJECT: Tennessee Heritage Conservation Trust Fund Board Fund Board Annual Report

Tennessee Code Annotated section 11-7-104(h) requires that the Heritage Conservation Trust Fund Board (Board) prepare an annual report regarding the operation and financial status of the trust fund and any non-profit entity created pursuant to § 11-7-103(f). The report is to be submitted to the Governor, Speaker of the House of Representatives, Speaker of the Senate, Comptroller of the Treasury, Chair of the Energy, Agriculture, and Natural Resources Committee of the Senate, Chair of the Agriculture and Natural Resources of the House of

Representatives, Chair of the Government Operations Committee of the Senate, and Chair of the Government Operations Committee of the House of Representatives. The Department of Environment and Conservation is submitting the report on behalf of the Board because the Board is administratively attached to the department

Attached is your copy of this year's report. Please feel free to contact me or any member of the Board if you have any questions.

Tennessee Heritage Conservation Trust Fund, Board of Trustees 2023 Report

The Tennessee Heritage Conservation Trust Fund Board of Trustees (the “Board”) seeks to protect significant natural areas in Tennessee by strategically partnering with landowners, government agencies, non-profit organizations, for-profit companies, and others. In 2012, the General Assembly enacted Public Chapter 986, transferring the duties of the Conservation Commission to the Board.

The Tennessee Heritage Conservation Trust Fund (the “Fund”) was established in 2005 to assist the State in permanently conserving and preserving tracts of land to promote tourism and recreation, including outdoor activities such as hunting, fishing, equestrian activities, and hiking; protect, conserve, and restore Tennessee’s physical, cultural, archeological, historical, and environmental resources; and preserve working landscapes.

The Board is administratively attached to the Tennessee Department of Environment and Conservation (TDEC). The Board has no staff but is administered by the Bureau of Parks & Conservation’s Real Property Manager, who assists the Board with matters regarding grant management, board meeting correspondence, and reports.

The 11-member board, made up of a diverse group from across Tennessee, has met as needed between 2006 and 2023 to review grant proposals and award grants to other governmental agencies, land trust groups, and other conservation organizations. During that time, the Board met 22 times and approved 22 projects, 21 of which received funding. Grants from the Fund are often matched with additional funding from the grantee to acquire land of high conservation or natural resources significance or, in some cases, to provide for conservation easements. Since the establishment of the Fund through 2021, the average matching was more than 2.8:1 (more than \$2.80 from other sources to match each \$1.00 spent from the Fund). The Board approved one project in 2022 that evaluated the Board’s ability to fund the entirety of a project. This project successfully closed in April of 2023.

Grants made by the Board pursuant to Tennessee Code Annotated section 11-7-105(2), and the projects funded by these grants, were all awarded through the grant process developed by the Board. All projects funded by the Board are to be protected in perpetuity through deed restrictions or covenants, whether by fee simple purchase, conservation easements, or other similar means.

The projects approved for grants must meet certain criteria before the funds are provided, including property surveys and appraisals, environmental assessments, and enactment of mechanisms like conservation easements to guarantee the permanent protection of the properties.

The Board has a proven record of protecting important and valuable properties and leveraging the funds entrusted to it, with the Fund’s balance currently at \$1,493,401.40* with no obligations.

Attachment 1 shows the FY 21 fund balance.

Attachment 2 shows recent projects that have been funded by the Board.

*The current balance of this fund is based on the best available numbers as of June 30, 2022. As of the submission of this report, year-end closed entries have not been signed and finalized.

Attachment 1



STATE OF TENNESSEE
DEPARTMENT OF ENVIRONMENT AND CONSERVATION
ADMINISTRATIVE SERVICES
312 ROSAL PARKS AVE., 10th FLOOR
NASHVILLE, TENNESSEE 37243

Memorandum:

Subject: Reserve for Tennessee Heritage Conservation Trust Fund-56000450

Month: May 31, 2023

Pursuant to TCA 11-7-103, the Tennessee Conservation Trust Fund was created to assist the State in permanently conserving and preserving tracts of land within the State. The expenditures and revenues are recorded in Department I.D. 3275001000.

The reserve balance as of May 31, 2023, is calculated as follows:

Beginning Balance 7/1/22	\$ 1,162,016.68
Transfer in from Special revenue for FY 23	\$ 1,500,000.00
Interest for FY 23	\$ 33,098.72
Expenditures for FY 23	\$ 1,201,714.00
Ending Balance Reserve 5/31/23	\$ 1,493,401.40

The ending balance of the reserve will be recorded in fund 11000, Edison account 56000450 as Heritage Conservation Trust.

Attachment 2

Recent Heritage Conservation Trust Fund Approved Projects As of June 30, 2023

Denny Cove – The Access Fund – Approved at requested amount of funding – TDEC owns
County: Marion
Current Owner: American Timberland Fund c/o BTG P actual
Acres: 676
Proposed Management: TDEC/South Cumberland State Park
Amount Requested: \$100,000 of expected \$1,266,800 cost
Applicant Organization: The Access Fund
Contact Name: Zachary Lesch-Huie
Payment status: Paid 100,000 in December 2016

Kingsport –Pierce Property – Bays Mountain – City of Kingsport – Approved at 50% of the Requested Amount (\$31,125) – TDEC does not own
County: Sullivan
Current Owner: Jack Pierce and Betsy Ann Pierce, Starlee P. Avery
Acres: 41.47
Proposed Management: City of Kingsport
Amount Requested: \$62,250 of expected \$91,000 cost - \$31,125 approved
Applicant Organization: City of Kingsport
Contact Name: Morris Baker
Payment status: Paid 31,125 in June 2017

Cleeces Ferry Farm – The Land Trust for Tennessee - Approved at requested amount of funding
County: Davidson TDEC will not own
Current Owner: Thomas Brothers
Acres: 106.93
Proposed Management: Metro Nashville
Amount Requested: \$300,000 of expected \$1,025,000 cost
Applicant Organization: The Land Trust for Tennessee
Contact Name: Emily Parish
Payment status: Cancelled per Emily Parish

Northwest Boundary Acquisition at Radnor Lake – Friends of Radnor - Approved at 50% of the requested amount (\$175,000) – TDEC owns
County: Davidson
Current Owner: Ed Yarbrough
Acres: 12.36
Proposed Management: TDEC/Radnor Lake SNA
Amount Requested: \$350,000 of expected \$1,178,183 cost - \$175,000 approved
Applicant Organization: City of Kingsport
Contact Name: Gretchen Pritchett
Payment status: Paid \$175,000 in April 2017

Middle Fork of Forked Deer – Manning – TennGreen – Approved at requested amount of funding – TDEC does not own
County: Madison
Current Owner: Kenny Manning
Acres: 355
Proposed Management: TWRA
Amount Requested: \$100,000 of expected \$1,628,733 cost
Applicant Organization: TennGreen

Contact Name: Steve Law
Payment status: Paid \$100,000 in November 2016

The Narrows – The Nature Conservancy – Approved at requested amount of funding – TDEC does not own
County: Franklin
Current Owner: John Butler and Crystal Jones
Acres: 1350
Proposed Management: TWRA
Amount Requested: \$250,000 of expected \$1,490,150 cost
Applicant Organization: The Nature Conservancy
Contact Name: Gabrielle Lynch
Payment status: Paid \$250,000 in April 2017

Beau Property- Wolf River Conservancy – Approved at requested amount of funding – TDEC does not own
County: Fayette
Current Owner: Robert Beau and Ann Andrews
Acres: 43.51
Proposed Management: Wolf River Conservancy
Amount Requested: \$45,000 of expected \$90,000 cost
Applicant Organization: Wolf River Conservancy, Inc.
Contact Name: Bob Wenner, CFO
Payment status: Paid 43,352.92 in November 2016 – Paid in full per Bill Avant

Fiery Gizzard – Dixson – TDEC owns
County: Marion
Current Owner:
Acres: 1,040
Proposed Management:
Amount Requested: \$200,000
Applicant Organization:
Contact Name: Emily Parish
Payment status: Paid 136,000 in March 2017 – Per email from Bill Avant, 136,000 is all that will be paid

Radnor Lake – Cartwright Tract – TDEC will own
County: Davidson
Current Owner:
Acres: 2.4
Proposed Management:
Amount Requested: \$475,000
Applicant Organization:
Contact Name: Steve Ward
Payment status: Paid 475,000.00 in January 2018

SNA/Wolf River/Elder Tract – TDEC will own
County:
Current Owner:
Acres: 28.5
Proposed Management:
Amount Requested: \$81,500
Applicant Organization:
Contact Name: Roger McCoy
Payment status: Paid 78,862.37 in July 2018

TWRA – TennGreen – Rish Young tract – Tull Bottom – State will own-TWRA will manage
County:
Current Owner:
Acres: 71.86
Proposed Management:
Amount Requested: \$27,010
Applicant Organization:
Contact Name: Christie Peterson
Payment status: Paid 27,010 in July 2017 – TDEC does not own – 71399000(grant payments)

TWRA – TennGreen – Varney – Pea Ridge
County: Knox
Current Owner:
Acres: 46.79
Proposed Management:
Amount Requested: \$53,550
Applicant Organization:
Contact Name: Christie Peterson
Payment status: Paid 44,215.52 in June 2017 – Paid in full per Bill Avant

Museum of Appalachia – Carden Estate – TDEC will not own
County:
Current Owner:
Acres: 1
Proposed Management:
Amount Requested: \$75,000
Applicant Organization:
Contact Name:
Payment status: Paid 75,000.00 in May 2018 – changed acct. to 71399000

Wittjen Property – TDEC will not own
County: Fayette
Current Owner: Alexander B. Wittjen, Jane W. Adams, Theresa W. Quinn
Acres: 108.71
Proposed Management: TWRA
Amount Requested: \$125,000 of \$261,000
Applicant Organization: Wolf River Conservancy
Contact Name:
Payment Status: Paid 125,000.00 in December 2017

Cowan Property – TDEC will not own
County: Fayette
Current Owner: Young Chung Liu
Acres: 57
Proposed Management: TWRA
Total Project Cost: \$215,000
Amount Requested: \$75,000
Applicant Organization: Wolf River Conservancy, Inc.
Contact Name:
Payment status: Paid 75,000.00 in January 2018

McBee Ferry Landing Property Acquisition – TDEC will not own
County: Knox
Current Owner: Janice and Ronnie Luttrell
Acres:
Proposed Management: Knox Ct. Parks and Recreation
Total Project Cost: \$150,000
Amount Requested: \$75,000
Applicant Organization: Legacy Parks Foundation
Contact Name:
Payment status: Paid 75,000.00 in January 2018

Skinner Mountain Forest – TDEC will not own
County: Fentress and Overton
Current Owner: Gotham Woods, LLC
Acres: 14,769
Proposed Management: TWRA
Total Project Costs: \$12,447,481
Amount Requested: \$500,000 – funded limited to \$250,000
Applicant Organization: The Conservation Fund
Contact Name:
Payment status: Paid 250,000 in May 2019

McGinley Property – TDEC will own
County: Hardin
Current Owner: Frank and Judy McGinley
Acres: 200
Proposed Management: TDEC Natural Areas
Amount Requested: \$125,000 of \$250,000
Applicant Organization:
Contact Name:
Payment status: Paid 115,477.87 in July 2018

Middle Forked Deer Refuge – Green Tracts – State will own – TWRA will manage
County: Madison
Current Owner: Green Revocable Trust
Acres:
Proposed Management: Flood Plain/Wetland Restoration and Public Park
Amount Requested: \$375,000 of \$1,520,000
Applicant Organization: The Nature Conservancy
Contact Name:
Payment status: Paid 375,000 in March 2018

Sequatchie Cave Buffer – TDEC will own – Managed by Natural Areas
County: Marion
Current Owner: James and Sherry Turner
Acres: 218
Proposed Management: Incorporation into Sequatchie Cave SNA
Amount Requested: \$200,000 of \$1,009,800
Applicant Organization:
Contact Name:
Payment status: Paid 56,839.10 in March 2019 (Closed)

Catoosa WMA – McLeod – State will own
County: Cumberland
Current Owner: Michael McLeod
Acres: 82
Proposed Management: Addition to an existing wildlife area
Amount Requested: \$100,000 of \$300,000
Applicant Organization: Tennessee Parks and Greenways Foundation
Contact Name:
Payment status: Paid 100,000 in July 2018

Canton Pass River Access – TDEC will not own
County: Davidson
Current Owner: Diana Bachour, Hawkins Family and TennGreen
Acres: 118
Proposed Management: Metro Parks and Recreation
Amount Requested: \$357,700
Total Project: \$715,400
Amount Funded: \$40,000 above the contribution of Metro Parks, up to \$357,700
Applicant Organization: TennGreen
Contact Name:
Payment status: project cancelled per Chad Kimes

Carter SNA - TFB Properties – TDEC will own
County: Franklin
Current Owner: TNC, TCF, & TennGreen
Acres: 479.03
Proposed Management: TDEC, South Cumberland State Park & Natural Areas
Amount Requested: \$357,700
Total Project: \$1,201,714
Amount Funded: \$1,201,714
Applicant Organization: TNC, TCF, & TennGreen
Contact Name: Christie Henderson (TennGreen)
Payment status: Paid \$1,201,714 in April 2023