

MINUTES
STATE BUILDING COMMISSION
Executive Subcommittee
March 24, 2025

The State Building Commission Executive Subcommittee met this day at 11:00 a.m. in House Hearing Room II of the Cordell Hull State Office Building, Nashville, Tennessee, with the following members and Departments present. Commissioner Bryson called the meeting to order at 11:01 a.m. and requested action on the following matters as presented by State Architect Ann McGauran.

MEMBERS PRESENT

Jim Bryson, Commissioner, Department of Finance and Administration
Tre Hargett, Secretary of State
David Lillard, State Treasurer
Jason Mumpower, Comptroller of the Treasury

ORGANIZATION

- University of Tennessee
- Department of Environment & Conservation
- State Building Commission

PRESENTER

Associate Vice President Austin Oakes
Senior Real Property Manager Bill Avant
State Architect Ann McGauran

Commissioner Bryson asked if there were any requests for public comment and State Architect McGauran replied that there were no requests.

CONSENT AGENDA

Approved the following items which had been reviewed and recommended for approval by Subcommittee staff:

1. Agency: **Tennessee Board of Regents / Columbia State Community College**
Requested Action: Approval of acquisition in fee
Transaction No.: 24-11-005
Location: Columbia State Community College (CoSCC)
Williamson – 11.23 +/- acres – Liberty Pike, Franklin TN
2. Agency: **Department of Military**
Requested Action: Approval of disposal in fee with waiver of advertisement
Transaction No.: 24-12-005
Location: Lewis County – 15.95 ± acres – 1177 W. Main Street, Hohenwald, TN
3. Agency: **Tennessee Historical Commission**
Requested Action: Approval of disposal by lease
Transaction No.: 24-05-007
Location: Parkers Crossroads
Henderson County – 40.66 +/- acres – Highway 22N, Parkers Crossroads, TN
4. Agency: **Department of Agriculture**
Requested Action: Approval of acquisition in fee and to utilize a third party
Transaction No.: 25-02-011
Location: Stewart State Forest (SSF)
Stewart County- 1,991.67 +/- acres - 0 Old Highway 18, Stewart, TN
5. Agency: **Department of General Services**
Requested Action: Approval to waive advertisement
Transaction No.: 24-09-901 (TDEC)
Location: Anderson County – 761 Emory Valley Road, Oak Ridge, TN
6. Agency: **Department of General Services**
Requested Action: Approval of a lease
Transaction No.: 24-01-909 (DHS)
Location: Bedford County – 905 Madison Street, Shelbyville, TN
7. Agency: **Department of General Services**
Requested Action: Approval of a lease
Transaction No.: 24-02-902 (DDA)
Location: Hamilton County – 1501 Riverside Drive, Suite 230 & 240, Chattanooga, TN
8. Agency: **Department of General Services**
Requested Action: Approval of a lease amendment with waiver of advertisement
Transaction No.: 08-02-918 (DHS/DCS)
Location: Haywood County 1199 S Dupree St Brownsville, TN
9. Agency: **Department of General Services**
Requested Action: Approval of a lease
Transaction No.: 25-01-904 (DCS) & 25-01-905 (DHS)
Location: Van Buren County – 145 Spring Street, Spencer, TN

10. Agency: **Tennessee Wildlife Resources Agency**
Requested Action: Approval of acquisition in fee
Transaction No.: 23-08-014
Location: Lake Halford
Carroll County – 1,241.15± acres (2 tracts) – 0 Highway 70, Huntingdon, TN

UNIVERSITY OF TENNESSEE

Acquisition – Lease (Space)

Requested Action: **Approval of a lease**

Transaction Description: Transaction No. 2025-02-001

• **Proposed Lease**

- **Location:** University of Tennessee Health Science Center College of Medicine
Hamilton County – 960 East 3rd Street, Chattanooga, TN
- **Landlord:** Corporate Quarters, Inc
- **Term:** Five (5) year term for 11 two-bedroom apartment units
- **Area / Costs:** Eleven (11) two (2) bedroom units

First Year Contract Rent	\$491,700.00	\$3,725/apt/mo.
Average Annual Contract Rent (including utilities & janitorial)	\$508,728.00	\$3,854/apt/mo.
Total Annual Effective Cost	\$508,728.00	\$3,854/apt/mo.

- **Source of Funding:** Plant Funds (Aux-Housing) (A)
- **Procurement Method:** Advertised
- **FRF Rate:** N/A

Comment: This lease provides housing for medical and dental students on clinical rotations with UTHSC's College of Medicine-Chattanooga. Two proposals were received from two proposers. Corporate Quarters was the best evaluated proposer.

The lease has no extension options. The University may terminate this agreement with 90 days prior notice.

Based on a review of the financial aspects, occupancy requirements, and market indicators this lease is deemed to be in the state's best interest at this time.

Approval is subject to subsequent approval by TSSBA.

Minutes: 03/24/2025 ESC Commissioner Bryson stated that \$3,700 per month per apartment seemed expensive even realizing that they are furnished. Commissioner Bryson asked if other options were considered. Mr. Oakes replied that they compared the pricing with hotels at the CONUS rate and this option is significantly less expensive than the daily hotel rate. Mr. Oakes also noted that this lease was competitively procured with two responses and Corporate Quarters was the low bidder by a significant margin.

The Subcommittee approved the lease.

DEPARTMENT OF ENVIRONMENT & CONSERVATION

Acquisition – Fee & Easement

Requested Action: Approval of acquisition in fee and acquisition by easement

Transaction Description: Transaction No. 25-02-009

- **Location Fee:** Franklin County – 549.59 +/- acres – 0 Sherwood Road, Sewanee, TN
- **Location Easement:** Franklin County – 1.722 +/- acres – 0 Sherwood Road, Sewanee, TN
- **Owner(s):** TennGreen Land Conservancy, The Conservation Fund, and The Nature Conservancy
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** 24/25 State Lands Acquisition Fund (A)
Tennessee Heritage Conservation Trust Fund (O)

Comment: Per T.C.A. §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.

This acquisition is vital to the State's vision for the proposed Head of the Crow State Park. The parcel is key in the effort to connect Hawkins Cove State Natural Area to Carter State Natural Area, and the easement will be utilized to access the property.

The grant agreement between the Tennessee Heritage Conservation Trust and Tennessee Department of Environment and Conservation requires that the tracts maintain their conservation values in perpetuity.

No additional management costs are anticipated with this acquisition.

Date of Last Transfer:	02/06/2025
Purchase Price:	\$1,373,979.00
Property Assessor's Value:	\$1,002,000.00
Square Footage Improvements:	N/A

Minutes: 03/24/2025 ESC Approved acquisition in fee and acquisition by easement

STATE BUILDING COMMISSION

Minutes of Executive Subcommittee Meeting

- 1) Approved the Minutes of the Executive Subcommittee meeting held on February 24, 2025.

Report of Items Approved by Office of the State Architect

Approvals of Revisions to Existing Capital Projects

- Reported the following approval of an alternate delivery method in accordance with Item 2.04(B)(1) of the *SBC By-Laws, Policy & Procedures*:
 - 1) **State Procurement Agency:** University of Tennessee Institute of Agriculture
Location: Milan, Tennessee
Project Title: UTIA Milan Equipment Storage Building (23/24)
Project Description: Construction of an equipment storage building for the Milan AgResearch and Education Center.
SBC Project No. 540/001-05-2024
Total Project Budget: \$344,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved utilizing System Procurement for construction
Approval Date: 03/12/2025

Approvals of Acquisitions and Disposals of State Property

- Reported the following two acquisitions of land (fee or easement) in accordance with Item 2.04(E)(1)(1) of the *SBC By-Laws, Policy & Procedures*:
 - 1) **State Procurement Agency:** Tennessee Board of Regents / TN College of Applied Technology – Oneida
Transaction Description: Transaction No. 24-10-016
Location: Tennessee College of Applied Technology – Oneida (TCAT Oneida)
Scott County – 5.10 +/- acres – Burchfield Avenue – Oneida, TN
Owner(s): Woodrow Coffey Jr.
Estimated Purchase Price: Fair Market Value
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved acquisition in fee
Approval Date: 03/11/2025
 - 2) **State Procurement Agency:** Tennessee Board of Regents / TN College of Applied Technology – Oneida
Transaction Description: Transaction No. 24-10-017
Location: Tennessee College of Applied Technology – Oneida (TCAT Oneida)
Scott County – 4.50 +/- acres – Burchfield Avenue – Oneida, TN
Owner(s): Donna Stephens
Estimated Purchase Price: Fair Market Value
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved acquisition in fee
Approval Date: 03/11/2025

- Reported the following acquisition of land in fee (capital project funded) in accordance with Item 2.04(E)(1)(2) of the *SBC By-Laws, Policy & Procedures*:
- 1) **State Procurement Agency:** STREAM / Department of Children's Services
Transaction Description: Transaction No. 25-02-010
Location: Knox County – 19.00 +/- acres – 6201 Hammer Rd, Knoxville, TN
Owner(s): Bell, Patsy A., King, Cathern B, Woliver, Evelyn B., Bell, Mayford R. Jr.
Estimated Purchase Price: Fair Market Value
Source of Funding: 22/23 CurrFunds-CapImp (A)
Approval: Approved acquisition in fee
Approval Date: 02/26/2025
- Reported the following disposal easement in accordance with Item 2.04(E)(1)(5) of the *SBC By-Laws, Policy & Procedures*:
- 1) **State Procurement Agency:** STREAM / Department of Military
Transaction Description: Transaction No. 24-09-016
Location: Robertson County - 0.26 +/- acres – 5255 Hwy 76 East – Springfield
Grantee: City of Springfield
Estimated Sale Price: Fair Market Value
Approval: Approved disposal by easement with waiver of appraisal
Approval Date: 03/11/2025

Disposal Easements

- Reported the following disposal easement in accordance with Item 3.02(E) of the *SBC By-Laws, Policy & Procedures*:
- 1) **State Procurement Agency:** Tennessee Board of Regents / Roane State Community College
Grantee: The West Knox Utility District of Knox County Tennessee
Type: Utility
SBC Project: RSCC Knox County Campus Expansion
SBC No. 166/027-02-2021

Designer Selections

- Reported the following designer selection for capital projects as delegated to the State Architect in accordance with Items 2.04(A)(1) and 2.04(A)(2) of the *SBC By-Laws, Policy & Procedures*:
- 1) **State Procurement Agency:** East Tennessee State University
Location: Johnson City, Tennessee
Project Title: Alexander Hall Modular Classroom
SBC Project No. 369/005-01-2025
Total Project Budget: \$500,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Designer: Cain Rash West Architects, Inc., P.C.
Approval Date: 03/11/2025

- The following designer selections represent projects approved by the State Building Commission and recommended by the State Procurement Agencies. Secretary Hargett 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.

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| <p>1) Austin Peay State University
 (Emergency Campus-wide Roof Repairs)
 Total Project Budget: \$20,000,000.00
 SBC Project No. 373/003-02-2025
 Designer: Hurst-Rosche, Inc.</p> | <p>3) Natchez Trace State Forest
 (Residential Demolitions)
 Total Project Budget: \$270,000.00
 SBC Project No. 100/010-01-2025
 Designer: M. Shanks Architects</p> |
| <p>2) Tennessee Technological University
 (Crossville Research Center Roof Replacement & Window Repairs)
 Total Project Budget: \$4,040,000.00
 SBC Project No. 364/011-02-2025
 Designer: Richard C. Rinks & Associates, Inc. (RCRA)</p> | <p>4) Hiwassee Scenic River State Park
 (Improvements)
 Total Project Budget: \$12,000,000.00
 SBC Project No. 126/110-01-2025
 Designer: Sanders Pace Architecture, LLC</p> |
| | <p>5) Sabine Hill State Historic Site
 (Mansion Repairs)
 Total Project Budget: \$510,000.00
 SBC Project No. 160/006-01-2025
 Designer: Reedy & Sykes Architecture & Design</p> |

Other Business

There being no further business, the meeting adjourned at 11:06 a.m.

TENNESSEE BOARD OF REGENTS

Acquisition – Fee (Purchase)

Requested Action: **Approval of acquisition in fee**

Transaction Description: Transaction No. 24-11-005
 • **Location:** Columbia State Community College (CoSCC)
 Williamson – 11.23 +/- acres – Liberty Pike, Franklin TN
 • **Owner(s):** Consort Building Tenn LLC
 • **Estimated Purchase Price:** Fair Market Value
 • **Source of Funding:** Plant Funds (Non-Aux) (A)

Comment: This property is next to the Columbia State Williamson County Campus and will meet a future need for parking. This property is in CoSCC's **2019 Master Plan**.

Date of Last Transfer: August 28, 2017
 Purchase Price: \$1,510,000 (larger tract)
 Property Assessor's Value: \$1,651,000 (larger tract)
 Square Footage Improvements: NA

Minutes: 03/24/2025 ESC Approved acquisition in fee

DEPARTMENT OF MILITARY**Disposal – Fee**

Requested Action: **Approval of disposal in fee with waiver of advertisement**

Transaction Description: Transaction No. 24-12-005

- **Location:** Lewis County – 15.95 ± acres – 1177 W. Main Street, Hohenwald, TN
- **Estimated Purchase Price:** Fair Market Value
- **Grantee:** City of Hohenwald

Comment: The Department of Military (DOM) is requesting approval to dispose of the armory as the property is surplus to the agency's needs. Waiver of advertisement is requested because City of Hohenwald has asked to acquire the property for public use.

The City intends to use the property as a multi-use facility for utilities, equipment storage, as a warming shelter, and for local Fire Department and Police Department drills and in-service training.

In accordance with T.C.A. § 12-2-121, proceeds from the sale will be appropriated to the Department of Military as funds for facility replacement and repair.

Minutes: 03/24/2025 ESC Approved disposal in fee with waiver of advertisement

TENNESSEE HISTORICAL COMMISSION

Disposal – Lease (Crop)

Requested Action: **Approval of disposal by lease**

Transaction Description: Transaction No. 24-05-007

• **Proposed Lease**

- **Location:** Parkers Crossroads
Henderson County – 40.66 +/- acres – Highway 22N, Parkers Crossroads, TN
- **Tenant:** Colton Moore and Trevor Moore
- **Term:** January 1, 2025- December 31, 2025, plus four 1-year renewal options
- **Annual Rent:** \$5,285.80

Comment: The property will be used for the limited purpose of harvesting crops. The previous crop lease at Parkers Crossroad Battlefield expired December 31, 2024. The crop lease is a benefit to the State as it maintains the grounds. The lease will begin January 1, 2025, to allow for a standard calendar year lease term.

The lease procurement was conducted in accordance with the SBC approved form of crop lease request for proposal and the lease is on the approved template form. One proposal was received and evaluated.

Minutes: 03/24/2025 ESC Approved disposal by lease

DEPARTMENT OF AGRICULTURE

Acquisition – Fee (Third Party)

Requested Action: **Approval of acquisition in fee and to utilize a third party**

Transaction Description: Transaction No. 25-02-011

- **Location:** Stewart State Forest (SSF)
Stewart County- 1,991.67 +/- acres - 0 Old Highway 18, Stewart, TN
- **Owner(s):** Walkers Line South Lory Holdco, LLC
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** 24/25 State Lands Acquisition Fund (A)
Tennessee Heritage Conservation Trust Fund (O)
24/25 Agriculture Op Funds (A)
- **Third Party** The Conservation Fund

Comment: Per T.C.A. §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.

This property is contiguous with Stewart State Forest (SSF) and will be an important addition to SSF as it will enhance view shed protection, access management, and watershed protection while preventing further forest fragmentation.

The grant agreement between the Tennessee Heritage Conservation Trust and Tennessee Department of Agriculture requires that the tracts maintain their conservation values in perpetuity.

Due to time sensitivity this property may be acquired by a third party prior to this acquisition, but there will not be any additional third-party expenses.

No additional management costs are anticipated with this acquisition.

Date of Last Transfer:	06/22/23
Purchase Price:	\$4,439,934.00
Property Assessor's Value:	\$5,239,300.00
Square Footage Improvements:	N/A

Minutes: 03/24/2025 ESC Approved acquisition in fee and utilizing a third party

DEPARTMENT OF GENERAL SERVICES**Acquisition – Lease (Space)****Requested Action:** **Approval to waive advertisement****Transaction Description:** Transaction No. 24-09-901 (TDEC)• **Proposed Lease**

- **Location:** Anderson County – 761 Emory Valley Road, Oak Ridge, TN
- **Landlord:** SS IL Real Estate, LLC
- **Term:** Up to 10 years

• **Current Lease**

- **Location:** Anderson County – 761 Emory Valley Road, Oak Ridge, TN
- **Landlord:** SS IL Real Estate, LLC
- **Term:** 10 years (October 1, 2016 – September 30, 2026)
- **Area / Costs:** 20,173 Square Feet

Annual Contract Rent	\$201,326.54	\$9.98/sf
Estimated Utilities Cost	35,302.75	1.75/sf
Estimated Janitorial Cost	22,190.30	1.10/sf
Total Annual Effective Cost	<u>\$258,819.59</u>	<u>\$12.83/sf</u>

- **Source of Funding:** FRF
- **Procurement Method:** Negotiated
- **FRF Rate:** \$18.00

Comment: This request will authorize the negotiation a new long-term lease for TDEC's Department of Energy Oversight Office. The negotiated lease will be subject to Commission approval in accordance with SBC policy.

A waiver of advertisement is requested as this office has unique space needs associated with its activities to monitor demolition and decontamination of nuclear facilities. The existing location was previously renovated for the state to include multiple labs, reverse flow ventilation and specialty finishes, etc. for decontamination bays. This location is the only available space that meets all of the unique agency needs.

Based on a review of the financial aspects, occupancy requirements, and market indicators, a lease for this space need is deemed to be in the state's best interest at this time.

Minutes: 03/24/2025 ESC Approved waiving advertisement

DEPARTMENT OF GENERAL SERVICES

Acquisition – Lease (Space)

Requested Action: **Approval of a lease**

Transaction Description: Transaction No. 24-01-909 (DHS)

• **Proposed Lease**

- **Location:** Bedford County – 905 Madison Street, Shelbyville, TN
- **Landlord:** Vol Group
- **Term:** 5 years (March 1, 2026- February 28, 2031) with two 5-year renewal options

○ Area / Costs:	<u>4,595 Square Feet</u>		
	Annual Contract Rent	\$76,277.00	\$16.60/sf
	Estimated Utility Cost	8,041.25	1.75/sf
	Estimated Janitorial Cost	5,054.50	1.10/sf
	Total Annual Effective Cost	<u>\$89,372.75</u>	<u>\$19.45/sf</u>

• **Current Lease**

- **Location:** Bedford County – 905 Madison Street, Shelbyville, TN
- **Landlord:** Vol Group
- **Term:** 10 years (March 1, 2016 – February 28, 2026)

○ Area / Costs:	<u>4,595 Square Feet</u>		
	Average Annual Contract Rent	\$66,276.00	\$14.42/sf
	Estimated Utilities Cost	8,041.25	1.75/sf
	Estimated Janitorial Cost	5,054.50	1.10/sf
	Total Average Annual Effective Cost	<u>\$79,371.75</u>	<u>\$17.27/sf</u>

- **Source of Funding:** FRF
- **Procurement Method:** Advertised
- **FRF Rate:** \$15.00

Comment: This lease will provide office space for Department of Human Services. Two proposals from two proposers were received and evaluated.

If renewal options are exercised, the rental rate will increase by approximately 14% for each renewal option. If the first renewal option is exercised, the Landlord will replace the flooring and repaint the space.

Based on a review of the financial aspects, occupancy requirements, and market indicators, this lease is deemed to be in the state's best interest at this time.

Minutes: 03/24/2025 ESC Approved lease

DEPARTMENT OF GENERAL SERVICES**Acquisition – Lease (Space)****Requested Action:** **Approval of a lease****Transaction Description:** Transaction No. 24-02-902 (DDA)● **Proposed Lease**

- **Location:** Hamilton County – 1501 Riverside Drive, Suite 230 & 240, Chattanooga, TN
- **Landlord:** Tallan Holdings Co.
- **Term:** 5 years with two 5-year renewal options

○ Area / Costs:	<u>7,370 Square Feet</u>		
	Annual Contract Rent	\$125,290.00	\$17.00/sf
	Estimated Utility Cost	12,897.50	1.75/sf
	Estimated Janitorial Cost	8,107.00	1.10/sf
	Total Annual Effective Cost	<u>\$146,294.50</u>	<u>\$19.85/sf</u>

● **Current Lease**

- **Location:** Hamilton County – 1501 Riverside Drive, Suite 230 & 240, Chattanooga, TN
- **Landlord:** Tallan Holdings Co.
- **Term:** 11 years (January 1, 2016 – May 30, 2027)

○ Area / Costs:	<u>7,370 Square Feet</u>		
	Annual Contract Rent	\$121,605.00	\$16.50/sf
	Estimated Utilities Cost	12,897.50	1.75/sf
	Estimated Janitorial Cost	8,107.00	1.10/sf
	Total Annual Effective Cost	<u>\$142,609.50</u>	<u>\$19.35/sf</u>

- **Source of Funding:** FRF
- **Procurement Method:** Advertised
- **FRF Rate:** \$18.00

Comment: This lease will provide office space for Department of Disability & Aging. One proposal from one proposer was received. If the first renewal option is exercised, the landlord will pay for and install new finishes. The lease is estimated to commence the month following execution. The amendment will be terminated upon commencement of this lease.

If renewal options are exercised, the rent rate will increase by approximately 13% for each renewal option.

Based on a review of the financial aspects, occupancy requirements, and market indicators, this lease is deemed to be in the state's best interest at this time.

Minutes: 03/24/2025 ESC Approved lease

DEPARTMENT OF GENERAL SERVICES

Acquisition - Lease Amendment

Requested Action: **Approval of a lease amendment with waiver of advertisement**

Transaction Description: Transaction No.: 08-02-918 (DHS/DCS)

• **Proposed Amendment**

○ **Term:** 13 years (May 1, 2015 – April 30, 2028)

○ **Area / Costs:** 6,031 Square Feet

Annual Contract Rent (Years 11-13)	\$63,325.50	\$10.50/sf
Estimated Utilities Cost	10,554.25	1.75/sf
Estimated Janitorial Cost	6,634.10	1.10/sf
Annual Effective Cost	\$80,513.85	\$13.35/sf

• **Current Lease**

○ **Location:** Haywood County 1199 S Dupree St Brownsville, TN

○ **Landlord:** Pedigo Brownsville Properties, LP

○ **Term:** 10 years (May 1, 2015 – April 30, 2025)

○ **Area / Costs:** 6,031 Square Feet

Annual Contract Rent	\$47,162.42	\$7.82/sf
Estimated Utilities Cost	10,554.25	1.75/sf
Estimated Janitorial Cost	6,634.10	1.10/sf
Annual Effective Cost	\$64,350.77	\$8.68/sf

• **Source of Funding:** FRF

• **Procurement Method:** Negotiated

• **FRF Rate:** \$15.00

Comment: This amendment will provide office space for Department of Human Services and Department of Children's Services in Haywood County.

An amendment with incumbent lessor is in the best interest of the State to allow for continuity of operations while a new long-term lease is being procured. The long-term procurement is in progress and a new lease is estimated to start by Spring 2028.

Based on a review of the financial aspects, occupancy requirements, and market indicators, this lease is deemed to be in the state's best interest at this time.

Previous Action: 04/21/2014 ESC Approved lease

Minutes: 03/24/2025 ESC Approved a lease agreement with waiver of advertisement

DEPARTMENT OF GENERAL SERVICES**Acquisition - Lease (Space)****Requested Action:** **Approval of a lease****Transaction Description:** Transaction No. 25-01-904 (DCS) & 25-01-905 (DHS)

- **Proposed Lease**

○ Location:	Van Buren County – 145 Spring Street, Spencer, TN		
○ Landlord:	Shirley Hitchcock		
○ Term:	10 years		
○ Area / Costs:	<u>2,835 Square Feet</u>		
	Annual Contract Rent	\$34,500.00	\$12.16/sf
	Estimated Utility Cost	4,961.25	1.75/sf
	Estimated Janitorial Cost	3,118.50	1.10/sf
	Total Annual Effective Cost	<u>\$42,579.75</u>	<u>\$15.01/sf</u>

- **Current Lease**

○ Location:	Van Buren County – 145 Spring Street, Spencer, TN		
○ Landlord:	Shirley Hitchcock		
○ Term:	2 years (December 1, 2024 – November 30, 2026)		
○ Area / Costs:	<u>2,835 Square Feet</u>		
	Annual Contract Rent	\$30,000.00	\$ 10.58/sf
	Estimated Janitorial Cost	3,118.50	1.10/sf
	Total Annual Effective Cost	<u>\$33,118.50</u>	<u>\$13.26/sf</u>

- **Source of Funding:** FRF
- **Procurement Method:** Negotiated
- **FRF Rate:** \$15.00

Comment: This lease will provide office space for Department of Human Services and Department of Children's Services.

This new long-term lease is in the best interest of the State to facilitate completion of tenant improvements. Renovations are expected to be completed by May 1, 2025. This lease will replace the lease approved at the January 24, 2022 ESC meeting. The current short-term lease will be terminated upon commencement of this new long term lease.

Advertisement is not required pursuant to TCA §12-2-114.

Based on a review of the financial aspects, occupancy requirements and market indicators, this lease is deemed to be in the State's best interest at this time.

Previous Action: 04/21/2014 ESC Approved lease

Minutes: 03/24/2025 ESC Approved lease

TENNESSEE WILDLIFE RESOURCES AGENCY**Acquisition – Fee****Requested Action:** **Approval of acquisition in fee****Transaction Description:** Transaction No. 23-08-014

- **Location:** Lake Halford
Carroll County – 1,241.15± acres (2 tracts) – 0 Highway 70, Huntingdon, TN
- **Owner(s):** Carroll County Watershed Authority (CCWA)
- **Estimated Purchase Price:** Gift
- **Source of Funding:** 24/25 TWRA Operating Fund (REM Fees) (A)

Comment: Per T.C.A. §64-1-810, the responsibility for the administration of Lake Halford was transferred from the CCWA to the Tennessee Wildlife Resources Agency (TWRA). Conveyance of the ownership of the lake property and structures to the state will remove the Carroll County Watershed Authority's involvement, as they are no longer responsible for managing the lake. TWRA will continue to use the shop, grill and concessionaire building, sheds, bathhouse, marina and piers for the existing uses. All structures are in good condition.

No additional management costs are anticipated with this acquisition. TWRA has been managing Lake Halford since 2022.

Date of Last Transfer: Various
Purchase Price: Various (multiple tracts)
Property Assessor's Value: \$0.00 (Tax Exempt)
Square Footage Improvements: 10,530 Square Feet

Minutes: 03/24/2025 ESC Approved acquisition in fee

Approved:



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