MINUTES

State Building Commission
Executive Subcommittee
March 23, 2026

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 11:02 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	PRESENTER
• Tennessee Wildlife Resources Agency	Executive Director Jason Maxedon
• State Building Commission	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:** East Tennessee State University
   Requested Action: Approval of disposal in fee and to utilize Campus procurement to contract with a realtor to assist with the disposal
   Transaction No.: 26-01-006
   Location: East Tennessee State University
   Washington County – 1.0 +/- acres – 2213 N Greenwood Drive, Johnson City, TN

2. **Agency:** University of Tennessee Health Science Center
   Requested Action: Approval of acquisition in fee for more than appraised value
   Transaction No.: 25-02-020
   Location: University of Tennessee – Health Science Center
   Shelby County – 0.42 acres – 23 South Pauline Street, Memphis, TN

3. **Agency:** Tennessee Wildlife Resources Agency
   Requested Action: Approval of acquisition by easement with waiver of appraisal
   Transaction No.: 25-04-030
   Location: North Cumberland Wildlife Management Area
   Campbell County – 1.00 +/- acres – 0 White Horse Lane, Duff, TN

4. **Agency:** Department of Environment & Conservation
   Requested Action: Approval of acquisition in fee and to utilize a third party
   Transaction No.: 26-02-006
   Location: Approval of acquisition in fee and to utilize a third party

5. **Agency:** Department of Environment & Conservation
   Requested Action: Approval of revision of acquisition in fee and acquisition by easement
   Transaction No.: 25-04-005
   Location: Roane County – 1.50 to 2.50 +/- acres – 1225 S. Kentucky St., Kingston, TN

6. **Agency:** Department of General Services
   Requested Action: Approval of a lease amendment with waiver of advertisement
   Transaction No.: 17-06-938 (DHS)
   Location: Hamblen County – 2416 West Andrew Johnson Hwy, Morristown, TN

7. **Agency:** Department of General Services
   Requested Action: Approval of a lease
   Transaction No.: 24-05-913 (AG)
   Location: Hamilton County – 100 W. Marth Luther King Blvd Suite 812, Chattanooga, TN

8. **Agency:** Department of General Services
   Requested Action: Approval of a lease with waiver of advertisement
   Transaction No.: 25-12-900 (ABC)
   Location: Hamilton County – 100 W. Martin Luther King Blvd Suite 812, Chattanooga, TN

9. **Agency:** Department of General Services
   Requested Action: Approval of a lease
   Transaction No.: 25-02-909 (TDEC)
   Location: Washington County – 2305 Silverdale Dr., Johnson City, TN

TENNESSEE WILDLIFE RESOURCES AGENCY

Acquisition – Fee (Purchase)

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

Transaction Description: Transaction No. 25-11-007

- **Location:** Lauderdale County – 62 +/- acres – 0 Highway 51, Covington, TN
- **Owner:** Beverly Coats, Linda Durham, and Jane Embry
- **Purchase Price:** Fair Market Value
- **Source of Funding:** 25/26 Wetlands Acquisition Fund (A)

Comment: This property is on the wetlands priority list and has been approved for purchase by the Commissioner of Agriculture and the Executive Director of Tennessee Wildlife Resources Agency per T.C.A. §11-14-402. The boat ramp located in TDOT right of way adjacent to this property is in poor condition and needs to be expanded and replaced. TWRA desires to acquire this property to construct a replacement boat ramp and associated parking lot. TWRA will seek to secure State or other funding for this construction.

This tract is adjacent to the Hatchie National Wildlife Refuge and the US Fish & Wildlife Service is interested in acquiring it as an addition to the Hatchie National Wildlife Refuge. The US Fish and Wildlife Service is supportive of TWRA acquiring this property and constructing a boat ramp and parking lot improvements. The parties have agreed that when the US Fish & Wildlife Service obtains all necessary approvals to acquire this property, TWRA will sell the property to the US Fish & Wildlife Service, reserving an easement for the boat ramp and parking improvements.

Historical Property Information:

- Date of Last Transfer: 05/14/2012
- Purchase Price: $0 (intra-family transfer)
- Property Assessor's Value: $48,500.00
- Square Footage Improvements: N/A

Minutes: 03/23/2026 ESC Commissioner Bryson clarified that the purpose of this acquisition is to purchase the property, construct a new boat ramp, and then sell the property to the US Fish and Wildlife Service ("USFWS"). Mr. Maxedon said that there is already a boat ramp in place, so the plan would be to improve the access area and parking lot. In response to Commissioner Bryson's question of whether there was a written contract with USFWS, Mr. Maxedon responded that there is only a verbal agreement with USFWS to buy the property. Commissioner Bryson asked about the purchase price and Mr. Maxedon stated that TWRA believes the property can be purchased for about $200,000.

Commissioner Bryson asked what prompted TWRA to pursue this property and the boat ramp related improvements. Mr. Maxedon responded that Sen. Paul Rose had requested that TWRA pursue this property due to public safety concerns. He explained that when the Hatchie River gets high or there is high usage of the parking area, users are required to park on the side of a four lane highway, Highway 51. Mr. Maxedon stated that after the improvements are made, he estimates that TWRA will have invested approximately $20,000 in the property improvements. Commissioner Bryson asked if the boat ramp, access area and parking lot would be retained by TWRA after the property is sold to USFWS and was told that TWRA would retain an easement over that area.

Commissioner Bryson stated that his concern with this acquisition is related to TWRA's funding challenges. He added that TWRA has said it needs additional funds to operate; has a couple of bills in front of the General Assembly now to increase funding; and has proposed fee increases. Commissioner Bryson stated that this Administration has proposed an additional $10,000,000 be provided to TWRA. He asked if he was correct in perceiving that a lot of money is being spent on capital projects and land acquisition at the expense of funding salaries and other core functions of TWRA and expressed concern about the expenditure of funds that increase TWRA's responsibilities while decreasing the funds available to service TWRA's mission. Mr. Maxedon responded that Chairman Watson has required a $6,000,000 floor in the Wetlands Acquisition Fund to preserve those dollars exclusively for critical purchases, like this one, but that the Legislature has allowed TWRA to use dollars above that floor to fund law enforcement and other operational expenses, which TWRA greatly appreciates. Mr. Maxedon further explained that it is the Wildlife Fund that is experiencing challenges, as that is where most of TWRA's money is spent. However, for this action, TWRA can use money from the Wetlands Acquisition Fund to buy the property and money from the Boating Fund to do the work. He added that the Boating Fund is actually doing well and Commissioner Bryson agreed that the Boating Fund is healthy.

Commissioner Bryson asked for additional confirmation on the funding. Mr. Maxedon explained that this purchase can be made using funds within the $6,000,000 floor of the Wetlands Acquisition Fund. He said that TWRA is working to spend down the balance of the Wetlands Fund to the $6,000,000 floor in compliance with direction from Director Thurman. Mr. Maxedon stated that TWRA typically spends, on an annual basis, approximately $15,000,000-16,000,000 on maintenance and operations; and $12,000,000-14,000,000 on law enforcement. They are spending down money in the Wetlands Fund for some of those expenses. Then, funds within the remaining $6,000,000 can be used on acquisitions like this one and other small acquisitions to further the mission of TWRA. Commissioner Bryson clarified that this acquisition fits within the traditional definition of the purpose for which the Wetlands Funds were to serve and Mr. Maxedon confirmed.

Commissioner Bryson asked that TWRA reach out to his office prior to bringing any additional actions to the State Building Commission or the Executive Subcommittee using TWRA controlled funds. He said the concern is that funding for land acquisitions and capital project funding comes out of the same bucket of money used to pay salaries and cover other TWRA core functions. Mr. Maxedon agreed to do so and added that TWRA is working to change how their funding is allocated so that these dollars are not comingled. He added that, in the future, TWRA plans to request funds from the Legislature for capital improvements and keep its operational dollars for operational expenses. Commissioner Bryson agreed that this would be in line with other agency budgeting, increase transparency, and help TWRA over the long term.

The Subcommittee approved acquisition in fee.

TENNESSEE WILDLIFE RESOURCES AGENCY

Acquisition – Lease (Ratification of Existing Lease)

Requested Action: **Approval of ratification of existing lease**

Transaction Description: Transaction No 25-11-003

- **Current Lease:**
  - **Location:** J. Percy Priest Stones River Hunter Education Center
    Davidson County – 146.91 acres – East of State Highway 71, North of US Highway 109, Antioch, TN
  - **Landlord:** United States Army Corps of Engineers (USACE)
  - **Term:** 25 years (May 1, 2023 – April 30, 2048)
  - **Area/Costs:** 146.91 acres / Mutual Benefit
- **Source of Funding:** 25/26 TWRA Op Funds (REM Fees) (A)

Comment: TWRA seeks retroactive approval of a lease agreement with the USACE for the Stones River Hunter Education Center at the J. Percy Priest Dam and Reservoir in Davidson County. TWRA has occupied this property under agreements with USACE since May 1998 and executed a lease with USACE in February 2025. The lease was not approved by State Building Commission and this action will correct that oversight. Advertisement of the lease was not required since the landlord is a governmental entity.

TWRA intends to bring a capital project for repair of the rear berm and to create more shooting lanes at the property. This project is anticipated to be funded out of the 25/26 TWRA operational budget.

Minutes: 03/23/2026 ESC Commissioner Bryson asked that TWRA consult with him prior to bringing the capital project forward. Mr. Maxedon agreed to do so and added that the capital project will be funded primarily with federal hunter education money having a 90/10 federal to state split in funding.

The Subcommittee approved ratification of existing lease.

STATE BUILDING COMMISSION

Minutes of Executive Subcommittee Meeting

1. Approved the Minutes of the Executive Subcommittee meeting held on February 23, 2026.

Report of Items Approved by Office of the State Architect

Initial and Revised Approvals of Capital Projects

- Reported the following capital improvement with total project cost of less than $100,000 in accordance with Item 2.04(A)(1) of the *SBC By-Laws, Policy & Procedures*:

1. **State Procurement Agency**: Tennessee Board of Regents / Chattanooga State Community College
   Location: Chattanooga, Tennessee
   Project Title: Nale Road Demolition
   Project Description: Demolition of a 1,478 +/- sf house located at 117 Nale Road.
   SBC Project No: 166/012-01-2025
   Total Project Budget: $55,830.00
   Source of Funding: Plant Funds (Non-Aux) (A)
   Approval: Approve a revision in funding and utilizing a regional consultant (Rodney L. Wilson Consulting, PLLC) (move $9,830.00 from construction)
   Approval Date: 03/23/2026

- Reported the following three capital projects with total project cost of $100,000 - $1,000,000 in accordance with Item 2.04(A)(2) of the *SBC By-Laws, Policy & Procedures*:

1. **State Procurement Agency**: University of Tennessee - Martin
   Location: Martin, Tennessee
   Project Title: UTM Equipment Storage Building (24/25)
   Project Description: Construction of an equipment storage building and include all related work to complete the project.
   SBC Project No: 540/011-05-2025
   Total Project Budget: $365,000.00
   Source of Funding:

Amount	**Source**
$182,500.00	Plant Funds (Aux-Housing) (A)
$182,500.00	Plant Funds (Non-Aux) (A)

   Approval: Approved an EDP as recommended by the State Architect
   Approval Date: 02/24/2026

2. **State Procurement Agency**: University of Memphis
   Location: Memphis, Tennessee
   Project Title: Building 55 Demolition
   Project Description: Demolition of Building number 55 on the Park Avenue Campus.
   SBC Project No: 367/072-01-2026
   Total Project Budget: $60,000.00
   Source of Funding: Plant Funds (Non-Aux) (A)
   Approval: Approved project and utilizing campus resources and campus procurement for construction
   Approval Date: 03/09/2026

3. **State Procurement Agency**: East Tennessee State University
   Location: Johnson City, Tennessee
   Project Title: Wilson Wallis Mechatronics Renovation
   Project Description: Renovate to provide new space layouts with electrical, mechanical, lighting, life safety requirements and all associated work to support the space and equipment needs for the new Mechatronics program. New flooring, ceilings, and wall treatments will be captured.
   SBC Project No: 369/005-02-2026
   Total Project Budget: $625,000.00
   Source of Funding: Plant Funds (Non-Aux) (A)
   Approval: Approved project and to select a designer
   Approval Date: 02/24/2026

Approvals of Revisions to Existing Capital Projects

- Reported the following two approvals of a revision in funding for capital project (no change in total project budget) in accordance with Item 2.04(B)(2) of the *SBC By-Laws, Policy & Procedures*:

1. **State Procurement Agency**: Tennessee Board of Regents / Tennessee College of Applied Technology
   Location: Oneida, Tennessee
   Project Title: New Automotive and Collision Repair Building
   Project Description: Construct a new automotive and collision repair building and expand parking areas. Project includes site and infrastructure improvements and demolition of select vacated buildings and abandoned utilities.
   SBC Project No: 166/078-01-2023
   Total Project Budget: $9,250,000.00
   Source of Funding: 23/24 CurrFunds-CapImp (A)
   Approval: Approved a revision in project funding (move $775,000.00 from construction)
   Approval Date: 03/12/2026

2. **State Procurement Agency**: STREAM / Department of Military
Location: Ashland City, Tennessee
Project Title: Ashland City RC Re-Roof and Facility Update
Project Description: Replace roof system, doors, and door hardware; perform structural and masonry repairs; exterior and interior facility updates; site grading and drainage improvements; and all required related work.
SBC Project No: 361/003-01-2024
Total Project Budget: $1,510,000.00
Source of Funding:

Amount	Source
$755,000.00	24/25 CurrFunds-CapMaint (MP) (A)
$755,000.00	Federal Funds (NGB) (F)

Approval: Approved a revision in project funding (move $15,000.00 from construction)
Approval Date: 02/24/2026

- Reported the following approval of a bid that exceeds approved MACC (no change in total project budget) in accordance with Item 2.04(B)(5) of the *SBC By-Laws, Policy & Procedures*:

1. **State Procurement Agency**: STREAM / Department of Correction
Location: Tiptonville, Tennessee
Project Title: NWCX Annex Site Improvements
Project Description: Improvements to surface and underground site infrastructure, drainage, grading, and all required related work.
SBC Project No: 142/016-01-2023
Total Project Budget: $8,040,000.00
Source of Funding: 22/23 CurrFunds-CapMaint (SA) (A)
Approval: Approved a revision in project funding in order to award a contract (Chis Woods Construction Co., Inc.) (move $1,647,690.00 to construction)
Approval Date: 03/09/2026

- Reported the following approval of a Best Value (BV) or Construction Manager/General Contractor (CM/GC) in accordance with Item 2.04(B)(6) of the *SBC By-Laws, Policy & Procedures*:

1. **State Procurement Agency**: STREAM / Department of General Services
Location: Nashville, Tennessee
Project Title: 220 French Landing – DCS & LWFD
Project Description: Interior renovation including new finishes; furniture, reconfiguration of space within the current moveable furniture guidelines; associated mechanical, electrical, plumbing, and data upgrades; new building automation system; and all required related work.
SBC Project No: 529/014-01-2025
Total Project Budget: $43,600,000.00
Current Project Funding: $ 3,000,000.00
Source of Funding: FRF Reserves (R)
Approval: Approved awarding a contract to the best evaluated proposer for CM/GC (Batten Shaw)
Approval Date: 03/10/2026

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)(I)(1) of the *SBC By-Laws, Policy & Procedures*:

1. **State Procurement Agency**: STREAM / Department of Environment & Conservation
   Transaction Description: Transaction No. 24-12-002
   Location: Long Hunter State Park (LHSP) – Davidson County – 12.27 +/- acres – 0 Granny Wright Lane, Hermitage, TN
   Owner: Michele Johnson
   Estimated Purchase Price: Fair Market Value
   Source of Funding: 25/26 State Lands Acquisition Fund (A)
   Approval: Approved acquisition in fee
   Approval Date: 03/12/2026

2. **State Procurement Agency**: STREAM / Department of Environment & Conservation
   Transaction Description: Transaction No. 24-12-011
   Location: Long Hunter State Park (LHSP) – Davidson County – 6.76 +/- acres – 0 Granny Wright Lane, Hermitage, TN
   Owner: Mark Dodson & Michele Dodson
   Estimated Purchase Price: Fair Market Value
   Source of Funding: 25/26 State Lands Acquisition Fund (A)
   Approval: Approved acquisition in fee
   Approval Date: 03/12/2026

- Reported the following disposal easement in accordance with Item 2.04(E)(I)(5) of the *SBC By-Laws, Policy & Procedures*:

1. **State Procurement Agency**: STREAM / Department of Education
   Transaction Description: Transaction No. 25-03-017
   Location: East Tennessee School for the Deaf
   Knox County – 0.037 +/- acres – 2725 Island Home Blvd, Knoxville, TN
   Grantee: Metro Knoxville Airport Authority
   Sale Price: $3,900.00
   Source of Funding: Metro Knoxville Airport Authority
   Approval: Approved disposal by easement with waiver of advertisement
   Approval Date: 03/09/2026

- Reported the following acquisition by lease in accordance with Item 2.04(E)(II) of the *SBC By-Laws, Policy & Procedures*:

1. **State Procurement Agency**: STREAM / Department of General Services
   Transaction Description: Transaction No. 24-12-903 (DOS)
   Location: Gibson County – 2211 Highway 45 Bypass South, Trenton, TN
   Landlord: Dann F. Corley and wife, Dinah L. Corley
   Term: 5 years with one 5-year renewal option
   Source of Funding: FRF
   Approval: Approved a lease
   Approval Date: 02/24/2026

Designer Selections

- 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.

1. **State Procurement Agency**: Pellissippi State Community College
   Project Title: Athletics Softball Complex
   SBC Project No: 166/032-03-2025
   Total Project Budget: $5,500,000.00
   Designer: Lose & Associates, Inc.

2. **State Procurement Agency**: Pellissippi State Community College
   Project Title: Strawberry Plains Campus Access & Parking Lot Repairs
   SBC Project No: 166/032-04-2025
   Total Project Budget: $2,900,000.00
   Designer: Orchard, Hiltz & McCliment, Inc.

3. **State Procurement Agency**: Tennessee Technological University
   Project Title: Tennis Complex
   SBC Project No: 364/011-02-2026
   Total Project Budget: $7,650,000.00
   Designer: Johnson Johnson Crabtree Architects, PC

Other Business

There being no further business, the meeting adjourned at 11:10 a.m.

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CONSENT AGENDA LISTING

1.

EAST TENNESSEE STATE UNIVERSITY

Disposal – Fee

Requested Action: **Approval of disposal in fee and to utilize Campus procurement to contract with a realtor to assist with the disposal**

Transaction Description: Transaction No. 26-01-006

- **Location:** East Tennessee State University
  Washington County – 1.0 +/- acres – 2213 N Greenwood Drive, Johnson City, TN
- **Sale Price:** Fair Market Value
- **Realtor Cost:** 6% of the Sale Price

Comment: This property was formerly utilized by the College of Medicine's Psychology Department but is no longer needed for programmatic purposes. Its location, combined with the disproportionate maintenance and operating costs, has rendered the property inefficient for continued institutional use.

Historical Property Information:

- Date of Last Transfer: 05/30/1990
- Purchase Price: Unknown
- Square Footage Improvements: 1,980

Minutes: 03/23/2026 ESC Approved disposal in fee and utilizing Campus procurement to contract with a realtor to assist with the disposal

UNIVERSITY OF TENNESSEE

Acquisition – Fee (Purchase)

Requested Action: **Approval of acquisition in fee for more than appraised value**

Transaction Description: Transaction No. 25-02-020

- **Location:** University of Tennessee – Health Science Center
  Shelby County – 0.42 acres – 23 South Pauline Street, Memphis, TN
- **Owner:** Soma 23 LLC
- **Purchase Price:** $4,000,000.00
- **Source of Funding:** Plant Funds (Non-Aux) (A)

Comment: This property is in UTHSC's 2020 Master Plan for aqusition.

This property will be combined with other tracts already owned by UTHSC for future expansion. The current owner will raze the building prior to the University's acquisition with the cost included in the purchase price. While this price is higher than the current appraised value, the University has determined that it is fair and appropriate given the strategic value.

The University does not anticipate making a request within the next five years for a budget adjustment or an appropriation in the budget to support uses on the land.

Historical Property Information:

- Date of Last Transfer: 03/25/2022
- Purchase Price: $3,946,000
- Property Assessor's Value: $2,885,700
- Square Footage Improvements: 66,440

Minutes: 03/23/2026 ESC Approved acquisition in fee for more than appraised value

TENNESSEE WILDLIFE RESOURCES AGENCY

Acquisition – Easement (Access)

Requested Action: **Approval of acquisition by easement with waiver of appraisal**

Transaction Description: Transaction No. 25-04-030

- **Location:** North Cumberland Wildlife Management Area
  Campbell County – 1.00± acres – 0 White Horse Lane, Duff, TN
- **Owner:** David and Gail Metcalf
- **Purchase Price:** $8,000.00
- **Source of Funding:** 25/26 TWRA Op Funds (A)

Comment: TWRA is requesting approval to acquire a permanent access easement at North Cumberland Wildlife Management Area (NCWMA). This access easement will provide more direct access to the western portion of NCWMA.

Waiver of appraisal is requested with fair market value being determined by a qualified State employee in accordance with SBC Policy 8.02D.

Minutes: 03/23/2026 ESC Approved acquisition by easement with waiver of appraisal

DEPARTMENT OF ENVIRONMENT & CONSERVATION

Acquisition – Fee (Purchase)

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

Transaction Description: Transaction No. 26-02-006

- **Location:** Roan Mountain State Park
  Carter County – 103.00 +/- acres – 193 Smith Branch Rd., Roan Mtn., TN
- **Owner:** Gerald & Deanna Opp
- **Third Party:** Southern Appalachian Highlands Conservancy
- **Purchase Price:** Fair Market Value
- **Source of Funding:** 25/26 State Lands Acquisition Fund (A)

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 is an acquisition adjacent to Roan Mountain State Park. The parcel supports six rare and endangered plant species: Blue Ridge brome-like sedge, blue cohosh, American bittercress, Roan Mountain sedge, showy goldenrod, and Blue Ridge gentian. Acquiring this parcel will provide watershed protection for Smith Branch Creek and will safeguard critical viewsheds from both Roan Mountain State Park and the Appalachian Trail. The parcel also presents opportunities to expand recreational offerings, including the development of additional trails and backcountry campsites.

There are three structures on the property, including a residence that will serve as ranger housing, and two pole barns that will be used for storage. The condition of the structures have been evaluated and all are believed to be in acceptable condition for the proposed uses. The maintenance and upkeep of these structures will be covered by the park's existing operations budget.

Due to time sensitivity, this property will be acquired by a third party, Southern Appalachian Highlands Conservancy, prior to this acquisition.

The agency certifies that it does not anticipate making a request within the next 5 years for a budget adjustment or an appropriation in the budget to support uses on the land being acquired. No additional management costs are anticipated with this acquisition.

Historical Property Information:

- Date of Last Transfer: 04/03/2000
- Purchase Price: $70,000.00
- Property Assessor's Value: $274,000.00
- Square Footage Improvements: 2,082 sq

Minutes: 03/23/2026 ESC Approved acquisition in fee and utilizing a third party

DEPARTMENT OF ENVIRONMENT & CONSERVATION

Acquisition – Fee (Gift) & Easement (Shoreline)

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

Transaction Description: Transaction No. 25-04-005

Proposed Revision:

- **Location Easement:** Roane County- 1.50 to 2.50 +/- acres - 1225 S Kentucky St., Kingston, TN

Original Approval:

- **Location Fee:** Roane County- 20.00 +/- acres- 1225 S Kentucky St., Kingston, TN
- **Location Easement:** Roane County- 8.00 +/- acres- 1225 S Kentucky St., Kingston, TN
- **Owner:** City of Kingston (City)
- **Purchase Price:** Gift
- **Source of Funding:** 25/26 State Lands Acquisition Fund (REM Fees) (A)

Comment: During the diligence for this acquisition, it was determined that the City does not have an easement from TVA beyond the western boundary of the fee portion and so this area will not be conveyed to the State, reducing the easement area. The amount of acreage in the shoreline easement area fluctuates based on the water's edge. The reduction in the shoreline easement area will not negatively impact TDEC's ability to operate the new park.

The City has confirmed that the road to the park entrance from Tennessee Highway 58 is a public access drive and will remain open for use by park staff and visitors. The City will work with the state if additional documentation is needed to ensure public access to the park over the access drive.

Previous Action:	07/21/2025	ESC	Approved acquisition in fee and acquisition by easement
Minutes:	03/23/2026	ESC	Approved a revision of acquisition in fee and acquisition by easement

DEPARTMENT OF GENERAL SERVICES

Acquisition – Lease Amendment

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

Transaction Description: Transaction No. 17-06-938 (DHS)

- **Proposed Amendment:**
  - **Term:** 7 years (July 1, 2026 – June 30, 2033)
  - **Area:** 8,000 Square Feet
  - **Costs:**

Expense Category	Cost/sf	Annual Cost
Annual Contract Rent	$6.06/sf	$48,449.28
Estimated Annual Utility Cost	1.75/sf	14,000.00
Estimated Annual Janitorial Cost	1.10/sf	8,800.00
Total Annual Effective Cost	$8.91/sf	$71,249.28

- **Current Lease:**
  - **Location:** Hamblen County – 2416 West Andrew Johnson Hwy, Morristown, TN
  - **Landlord:** G.O. Haggard Family Limited Partnership
  - **Term:** 7 years
  - **Area:** 5,295 Square Feet
  - **Costs:**

Expense Category	Cost/sf	Annual Cost
Annual Contract Rent	$9.15/sf	$48,449.28
Estimated Annual Utility Cost	1.75	9,266.25
Estimated Annual Janitorial Cost	1.10	5,824.50
Total Annual Effective Cost	$12.00/sf	$63,540.00

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

Comment: This amendment to the lease will provide office space for Department of Human Services (DHS) in Hamblen County.

This amendment will revise the scope of renovations, provide additional office space, and update the estimated delivery date to a specific commencement date. The increase in space provides a use and configuration that is optimal for DHS' current and future needs. Approval to waive advertisement for this amendment is requested because staying in the current location at the current square footage is more cost effective operationally for the user agency than the original plan.

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

Knox Office Realty, LLC will not earn additional commission for this amendment.

Previous Action:	05/24/2021	ESC	Approved a lease
Minutes:	03/23/2026	ESC	Approved a lease amendment with waiver of advertisement

DEPARTMENT OF GENERAL SERVICES

Acquisition – Lease (Space)

Requested Action: **Approval of a lease**

Transaction Description: Transaction No. 24-05-913 (AG)

- **Proposed Lease:**
  - **Location:** Hamilton County – 100 W. Martin Luther King Blvd Suite 812, Chattanooga, TN
  - **Landlord:** Tallan Holdings Company
  - **Term:** 10 years (July 1, 2026 – June 30, 2036)
  - **Area:** 3,549 Square Feet
  - **Buildout:** Approximately $5,000.00 (Landlord expense)
  - **Costs:**

Expense Category	Cost/sf	Annual Cost
First Year Contract Rent	$25.00/sf	$88,725.00
Average Annual Contract Rent (Includes Utilities)	28.66/sf	101,714.34
Estimated Annual Janitorial Cost	1.10/sf	3,903.90
Total Annual Effective Cost	$29.76/sf	$105,618.24

- **Current Lease:**
  - **Location:** Hamilton County – 100 W. Martin Luther King Blvd Suite 812, Chattanooga, TN
  - **Landlord:** Tallan Holdings Company
  - **Term:** 10 years (July 1, 2016 – June 30, 2026)
  - **Area:** 8,255 Square Feet (AG occupies 2,702 SF)
  - **Costs:**

Expense Category	Cost/sf	Annual Cost
Annual Contract Rent (Includes Utilities)	$25.00/sf	$67,550.00
Estimated Annual Janitorial Cost	1.10/sf	2,972.00
Total Annual Effective Cost	$26.10/sf	$71,522.20

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

Comment: This lease will provide office space for Office of Attorney General (AG). One proposal from one proposer was received and evaluated. The new location will be separated from the currently shared premises with Alcoholic Beverage Commission (ABC) and include an additional conference room on the second floor. The lease will commence on July 1, 2026.

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: 03/23/2026 ESC Approved a lease

DEPARTMENT OF GENERAL SERVICES

Acquisition – Lease (Space)

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

Transaction Description: Transaction No. 25-12-900 (ABC)

- **Proposed Lease:**
  - **Location:** Hamilton County – 100 W. Martin Luther King Blvd Suite 812, Chattanooga, TN
  - **Landlord:** Tallan Holdings Company
  - **Term:** 3 years (July 1, 2026 – June 30, 2029)
  - **Area:** 4,185 Square Feet
  - **Costs:**

Expense Category	Cost/sf	Annual Cost
First Year Contract Rent	$25.00/sf	$104,625.00
Average Annual Contract Rent (Includes Utilities)	25.75/sf	107,763.65
Estimated Annual Janitorial Cost	1.10/sf	4,603.50
Total Annual Effective Cost	$26.85/sf	$112,367.15

- **Current Lease:**
  - **Location:** Hamilton County – 100 W. Martin Luther King Blvd Suite 812, Chattanooga, TN
  - **Landlord:** Tallan Holdings Company
  - **Term:** 10 years (July 1, 2016 – June 30, 2026)
  - **Area:** 8,255 Square Feet (ABC occupies 4,315 SF)
  - **Costs:**

Expense Category	Cost/sf	Annual Cost
Annual Contract Rent (Includes Utilities)	$25.00/sf	$107,875.00
Estimated Annual Janitorial Cost	1.10/sf	4,746.50
Total Annual Effective Cost	$26.10/sf	$112,621.50

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

Comment: This lease will provide office space for the Alcoholic Beverage Commission (ABC). The lease will commence July 1, 2026.

Waiver of advertisement is requested to provide continuity of operations for ABC in Hamilton County until a new long term lease can be procured.

The noted square footage has been revised to reflect the accurate measurements as outlined by the landlord's architect. ABC, Attorney General and Human Rights Commission occupied separate suites that were incorporated into one lease.

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: 03/23/2026 ESC Approved a lease with wavier of advertisement

DEPARTMENT OF GENERAL SERVICES

Acquisition – Lease (Space)

Requested Action: **Approval of a lease**

Transaction Description: Transaction No. 25-02-909 (TDEC)

- **Proposed Lease:**
  - **Location:** Washington County – 2305 Silverdale Dr., Johnson City, TN
  - **Landlord:** Barbara B. Allen
  - **Term:** 10 years (April 1, 2027 - March 31, 2037)
  - **Buildout:** Approximately $100,000.00 (Landlord expense)
  - **Area:** 15,816 Square Feet
  - **Costs:**

Expense Category	Cost/sf	Annual Cost
Annual Contract Rent	$17.45/sf	$276,000.00
Estimated Annual Utility Cost	1.75/sf	27,678.00
Estimated Annual Janitorial Cost	1.10/sf	17,397.60
Total Annual Effective Cost	$20.30/sf	$321,075.60

- **Current Lease:**
  - **Location:** Washington County – 2305 Silverdale Drive, Johnson City, TN
  - **Landlord:** Barbara B. Allen
  - **Term:** 10 years (April 1, 2017 – March 31, 2027)
  - **Area:** 15,816 Square Feet
  - **Costs:**

Expense Category	Cost/sf	Annual Cost
Annual Contract Rent	$12.25/sf	$193,746.00
Estimated Annual Utility Cost	1.75/sf	27,678.00
Estimated Annual Janitorial Cost	1.10/sf	17,397.60
Total Annual Effective Cost	$15.10/sf	$238,821.60

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

Comment: This lease will provide office space for the Tennessee Department of Environment and Conservation. Two proposals from two proposers were received and evaluated. This lease will commence in April 2027.

The tenant may terminate this lease for convenience at any time after the 60th month of this lease term within 180-days' written notice to the landlord.

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: 03/23/2026 ESC Approved a lease

Approved:

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