MINUTES

State Building Commission
Executive Subcommittee
May 26, 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. Secretary Hargett 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

Tre Hargett, Secretary of State
David Lillard, State Treasurer, participated via electronic communication
Jason Mumpower, Comptroller of the Treasury

MEMBERS ABSENT

Jim Bryson, Commissioner, Department of Finance and Administration

ORGANIZATION	PRESENTER
• Austin Peay State University	Vice President Finance & Administration Dr. Shahrooz Roohparvar
• State Building Commission	State Architect Ann McGauran

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

CONSENT AGENDA

At a roll call vote all members voted aye and approved the following items which had been reviewed and recommended for approval by Subcommittee staff:

1. **Agency:** Tennessee Board of Regents / Northeast State Community College
   Requested Action: Approval of acquisition in fee
   Transaction No.: 26-01-005
   Location: Northeast State Community College (NeSCC)
   Sullivan County – 1.84+/- acres (3 tracts) – Clay Street, West Main Street and Shelby Street, Kingsport, TN
   Transaction No.: 26-05-003
   Location: Northeast State Community College (NeSCC)
   Sullivan County – 3.3+/- acres – 300 West Main Street, Kingsport, TN
   Transaction No.: 26-05-004
   Location: Northeast State Community College (NeSCC)
   Sullivan County – 1.33+/- acres (5 tracts) – Clay Street, Revere Street and West Market Street, Kingsport, TN

2. **Agency:** University of Tennessee Health Science Center (UTHSC)
   Requested Action: Approval of a lease with waiver of advertisement
   Transaction No.: 26-03-001
   Location: University of Tennessee – Health Science Center (UTHSC)
   Hardin County – 1589 Highway 128, Savannah, TN

3. **Agency:** University of Tennessee - Knoxville
   Requested Action: Approval of acquisition in fee pursuant to a lease option
   Transaction No.: 25-03-001
   Location: University of Tennessee - Knoxville
   Knox County – 9.40 +/- acres – 2200 Sutherland Avenue, Knoxville, TN

4. **Agency:** Department of Military
   Requested Action: Approval of disposal by lease with waiver of appraisal
   Transaction No.: 26-04-002
   Location: Shelby County – 2630 East Holmes Rd, Memphis, TN

5. **Agency:** Department of Environment & Conservation
   Requested Action: Approval of acquisition by easement
   Transaction No.: 25-02-017
   Location: Fort Negley
   Davidson County – 1.90 +/- acres (3 tracts) – 607 Bass St., Nashville, TN

6. **Agency:** Department of Environment & Conservation
   Requested Action: Approval of acquisition in fee and to utilize a third party
   Transaction No.: 26-03-007
   Location: Couchville Cedar Glade State Natural Area (SNA)
   Davidson County- 1.55 +/- acres- 0 S. Mt. Juliet Road, Hermitage, TN
   Transaction No.: 26-03-013
   Location: Couchville Cedar Glade State Natural Area (SNA)
   Wilson County- 3.63 +/- acres- 3510 Hobson Pike, Hermitage, TN

7. **Agency:** Department of Environment & Conservation
   Requested Action: Approval of acquisition in fee with waiver of appraisal
   Transaction No.: 26-03-004
   Location: William B. Clark State Natural Area
   Fayette County – 428.31 +/- acres (4 tracts) – Highway 194, Rossville, TN

8. **Agency:** Department of Environment & Conservation
   Requested Action: Approval of acquisition in fee
   Transaction No.: 26-03-011
   Location: Moore County – 417.00 +/- acres – 0 Lake Road, Tracy City, TN

9. **Agency:** Department of Transportation
   Requested Action: Approval of disposal in fee
   Transaction No.: 26-03-029
   Location: Wayne County – 0.94 +/- acres – 401 Poplar Street, Waynesboro, TN

10. **Agency:** Department of Disability & Aging
    Requested Action: Approval of a lease amendment with waiver of advertisement
    Transaction No.: 26-04-006
    Location: Clover Bottom Campus
    Davidson County – 275 Stewarts Ferry Pike, Nashville, TN

11. **Agency:** Department of Mental Health & Substance Abuse Services
    Requested Action: Approval of a lease amendment with waiver of advertisement
    Transaction No.: 26-04-003
    Location: Pine Breeze Building – Moccasin Bend
    Davidson County – 275 Stewarts Ferry Pike, Nashville, TN

12. **Agency:** Department of General Services
    Requested Action: Approval of a lease
    Transaction No.: 25-02-908 (TDEC)
    Location: Madison County – 1625 Hollywood Drive, Jackson, TN

13. **Agency:** Department of General Services
    Requested Action: Approval of a lease with waiver of advertisement
    Transaction No.: 22-08-902 (DOC)
    Location: Williamson County – 426 Century Court, Suite 200, Franklin, TN

14. **Agency:** Tennessee Wildlife Resources Agency
Requested Action: Approval of revision of acquisition in fee
Transaction No.: 25-01-012
Location: High Cliff Unit of North Cumberland Wildlife Management Area (NCWMA)
Campbell County – 2,133.0 +/- acres – Pine Mountain Road, Caryville, TN

AUSTIN PEAY STATE UNIVERSITY

Disposal - Lease (Land)

Requested Action: **Approval to issue a Request for Proposal for a disposal by lease**

Transaction Description: Transaction No. 26-05-001

- **Location:** Montgomery County – 0.6+/- acres - 210 College St., Clarksville, TN 37040
- **Term:** Approximately 30 years, renewal options may be considered

Comment: This property is currently underutilized for parking and is situated on the outer edge of the campus. A recent housing study has identified a shortage of available housing, and a recent employee survey confirmed interest in redeveloping the site into a mixed-use, multi-family residential facility with integrated ground-floor retail.

This Request for Proposals (RFP) represents the first step for APSU in selecting a qualified developer to finance, design, construct, and operate a high-quality multi-family residential facility with integrated ground-floor retail space. The project is intended to primarily serve faculty and staff, while also remaining accessible to the broader public.

Minutes: 05/26/2026 Secretary Hargett reiterated his concerns of "escalation of commitment" once an RFP is issued and confirmed that if what is received is not the best deal then APSU will not continue forward as they are focused on getting a good deal and not just any deal. Dr. Roohparvar agreed.

At a roll call vote all members voted aye and approved issuing an RFP for a disposal by lease

STATE BUILDING COMMISSION

Minutes of Executive Subcommittee Meeting

1. At a roll call vote all members voted aye and approved the Minutes of the Executive Subcommittee meeting held on April 20, 2026.

Report of Items Submitted to the ESC

1. Status Update Reports from the State Procurement Agencies in accordance with SBC Policy & Procedures Item 2.03.

2. TWRA Crop Lease Report 2025 in accordance with SBC By-Laws, Policy & Procedures Item 7.05B.

Report of Items Approved by Office of the State Architect

Initial and Revised Approvals of Capital Projects

- Reported the following three capital improvements 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**: Middle Tennessee State University
   Location: Murfreesboro, Tennessee
   Project Title: Demolition of 102-104 City View Drive
   Project Description: Demolish 102-104 City View Drive, Murfreesboro, TN and all related work.
   SBC Project No: 366/009-02-2026
   Total Project Budget: $45,000.00
   Source of Funding: $45,000.00 Plant Funds (Non-Aux) (A)
   Approval: Approved project utilizing Campus Procurement for construction
   Approval Date: 05/26/2026

2. **State Procurement Agency**: Middle Tennessee State University
   Location: Murfreesboro, Tennessee
   Project Title: Demolition of 2511 Middle Tennessee Boulevard
   Project Description: Demolish 2511 Middle Tennessee Boulevard, Murfreesboro, TN and all related work.
   SBC Project No: 366/009-03-2026
   Total Project Budget: $45,000.00
   Source of Funding: $45,000.00 Plant Funds (Non-Aux) (A)
   Approval: Approved project utilizing Campus Procurement for construction
   Approval Date: 05/26/2026

3. **State Procurement Agency**: Austin Peay State University
   Location: Clarksville, Tennessee
   Project Title: 745 Beech Dr. Demolition
   Project Description: Demolition of 745 Beech Dr. and all related work.
   SBC Project No: 373/003-09-2026
   Total Project Budget: $20,235.67
   Source of Funding: $20,235.67 Plant Funds (Non-Aux) (A)
   Approval: Approved project and utilizing Campus Procurement for construction
   Approval Date: 05/26/2026

- Reported the following five 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 Institute of Agriculture
   Location: Knoxville, Tennessee
   Project Title: UTIA CVM Mechanical Upgrades (25/26)
   Project Description: Replacement of the hot water system components and all related work that serves the Veterinary Medical Center
   SBC Project No: 540/001-03-2026
   Total Project Budget: $900,000.00
   Source of Funding: $900,000.00 Plant Funds (Non-Aux) (A)
   Approval: Approved project and utilizing a previously selected designer (I.C. Thomasson Associates, Inc.)
   Approval Date: 05/07/2026

2. **State Procurement Agency:** University of Tennessee Institute of Agriculture
   Location: Knoxville, Tennessee
   Project Title: ARP – ETREC Plant Sciences Improvements
   Project Description: Construction of a new storage facility and all related work at the East Tennessee Ag Research Education Center (ETREC) Plant Science Unit.
   SBC Project No: 540/001-09-2023
   Total Project Budget: $177,000.00
   Source of Funding: $177,000.00 Federal Funds (ARP) (F)
   Approval: Approved utilizing System Procurement for a portion of the work and the Early Design Phase as recommended by the State Architect
   Approval Date: 05/07/2026

3. **State Procurement Agency**: University of Tennessee - Martin
Location: Martin, Tennessee
Project Title: UTM Veterinary Kennel Addition (24/25)
Project Description: Addition to the Veterinary Science Lab to accommodate new kennel space. Includes all related work to complete the project.
SBC Project No: 540/011-01-2025
Total Project Budget: $375,000.00
Source of Funding:

Amount	Source
$285,000.00	Plant Funds (Non-Aux) (A)
$ 90,000.00	Gifts (O)

Approval: Approved the Early Design Phase as recommended by the State Architect
Approval Date: 05/07/2026

4. **State Procurement Agency**: Tennessee Board of Regents / Pellissippi State Community College
Location: Knoxville, Tennessee
Project Title: Magnolia Campus Portable Classrooms
Project Description: Procure and install two portable buildings with classroom space and restrooms. Project includes site preparation and utility connections.
SBC Project No: 166/032-02-2023
Original Project Budget: $972,000.00
Project Expenditures: $ 48,933.05
Source of Funding:

Original	Change	Revised	Source
$972,000.00	($923,066.95)	$48,933.05	Plant Funds (Non-Aux) (A)

Approval: Approved cancelling the project
Approval Date: 05/07/2026

5. **State Procurement Agency**: STREAM / Tennessee State Veterans Homes Board
Location: Clarksville, Tennessee
Project Title: Clarksville Veterans Home HVAC Replacement
Project Description: Replace the existing outdoor HVAC units, and all related work.
SBC Project No: 680/004-01-2026
Total Project Budget: $700,000.00
Source of Funding: $700,000.00 25/26 TSVHB Op Funds (A)
Approval: Approved project utilizing a previously selected consultant (Smith Seckman Reid, Inc.) for design and agency procurements to perform the work
Approval Date: 05/05/2028

Approvals of Revisions to Existing Capital Projects

- REPORT of 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 – Chattanooga
   Location: Chattanooga, Tennessee
   Project Title: Hunter Hall Improvements
   Project Description: Project will provide finishes and infrastructure upgrades including electrical, data/telecom, HVAC, and plumbing; accessibility and fire code improvements; security upgrades, building envelope upgrades, and site work including replacement of accessible ramp and sidewalk ADA improvements. Relocation and preparation of surge space is also included.
   SBC Project No: 540/005-10-2018
   Total Project Budget: $13,940,000.000
   Source of Funding:

Amount	Source
$13,000,000.00	(18/19) CurrFunds-CapMaint (A)
$ 940,000.00	Plant Funds (Non-Aux) (A)

   Approval: Approved a revision in project funding (move $63,000.00 to construction to complete the project)
   Approval Date: 05/07/2026

2. **State Procurement Agency**: STREAM / Department of Environment & Conservation
   Location: Henderson, Tennessee
   Project Title: Chickasaw State Park Campground Renovations
   Project Description: Renovate Main, Wrangler, and Tent campgrounds, and all required related work.
   SBC Project No: 126/021-01-2022
   Total Project Budget: $8,280,000.00
   Source of Funding: $8,280,000.00 22/23 CurrFunds-CapMaint (A)
   Approval: Approved a revision in project funding (move $400,000.00 to construction)
   Approval Date: 05/05/2026

3. **State Procurement Agency**: STREAM / Department of Environment & Conservation
   Location: Hilham, Tennessee
   Project Title: Standing Stone State Park Wastewater Infrastructure Replacement
   Project Description: Replace wastewater treatment plant, add irrigation septic fields, and all required related work.
   SBC Project No: 126/091-01-2023
   Total Project Budget: $3,241,450.00
   Source of Funding: $3,241,450.00 Federal Funds (ARP) (F)
   Approval: Approved a revision in project funding (move $300,000.00 to construction)
   Approval Date: 05/12/2026

4. **State Procurement Agency**: STREAM / Department of Military
   Location: Nashville, Tennessee
   Project Title: Nashville Joint Forces Headquarters Campus Renovation
   Project Description: Renovate architectural features, mechanical, electrical, and plumbing systems, construction of ADA parking, and all required related work.
   SBC Project No: 361/067-04-2023
   Total Project Budget: $4,810,000.00
   Source of Funding: $4,810,000.00 22/23 CurrFunds-CapImp (A)
   Approval: Approved a revision in project funding (move $68,500.00 from construction)
   Approval Date: 05/12/2026

5. **State Procurement Agency**: STREAM / Department of General Services
   Location: Columbia, Tennessee
   Project Title: South Central Regional Health Office (SCRHO) Replacement Facility
   Project Description: Construction of a regional health office with clinic facility and all required related work.
   SBC Project No: 408/012-01-2022
   Total Project Budget: $17,500,000.00
   Source of Funding: $17,500,000.00 Federal Funds (ARP) (F)
   Approval: Approved a revision in project funding (move $271,974.95 to construction)
   Approval Date: 05/12/2026

- 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 General Services
   Location: Chattanooga, Tennessee
   Project Title: THP District 2 Headquarters Chattanooga – New Facility
   Project Description: Construct a new district headquarters building in Chattanooga and all required related work.
   SBC Project No: 502/050-01-2022
   Total Project Budget: $17,630,000.00
   Source of Funding: $17,630,000.00 22/23 FRF CurrFunds-CapImp (A)
   Approval: Approved a revision in project funding in order to award a contract (OLG Services, LLC) (move $2,174,109.00 to construction)
   Approval Date: 05/04/2026

Approvals of Acquisitions and Disposals of State Property

- Reported the following acquisition 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. 25-08-005
   Location: Justin P. Wilson Cumberland Trail State Park (JPWCTSP)
   Rhea County – 123.00 +/- acres – 0 Wash Pelfrey Road, Evensville, TN
   Owner: The Walden Ridge Mennonite Christian Community Trust
   Estimated Purchase Price: Fair Market Value
   Source of Funding: 25/26 State Lands Acquisition Fund (A)
   Approval: Approved acquisition in fee and utilizing third party
   Approval Date: 05/06/2026

- Reported the following disposal of TDOT property in accordance with Item 2.04(E)(I)(4) of the *SBC By-Laws, Policy & Procedures*:

1. **State Procurement Agency**: STREAM / Department of Transportation
   Transaction Description: Transaction No. 25-10-019
   Location: Davidson County – 0.033 +/- acres – 701 12th Ave South, Nashville, TN
   Grantee: Bird Dog Development, LLC
   Estimated Purchase Price: Fair Market Value
   Approval: Approved disposal in fee
   Approval Date: 04/23/2026

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**: University of Tennessee Institute of Agriculture
   Project Title: CVM Community Practice Clinic (25/26)
   SBC Project No: 540/001-01-2026
   Total Project Budget: $3,600,000.00
   Designer: Tinker Ma, LLC

2. **State Procurement Agency**: Tennessee Technological University
   Project Title: Student Event Center
   SBC Project No: 166/011-01-2026
   Total Project Budget: $2,699,830.00
   Designer: Wier Boerner Allin Architecture, PLLC

3. **State Procurement Agency**: Ocoee River State Park
   Project Title: Boat Launch Ramp Replacement
   SBC Project No: 126/122-01-2026
   Total Project Budget: $3,000,000.00
   Designer: Pape-Dawson Consulting Engineers, LLC

4. **State Procurement Agency**: Jackson State Community College
   Project Title: McWherter Center Updates
   SBC Project No: 166/019-01-2026
   Total Project Budget: $7,580,000.00
   Designer: 4F Design, P.C.

Other Business

There being no further business, the meeting adjourned at 11:08 a.m.

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CONSENT AGENDA ITEMS

1.

TENNESSEE BOARD OF REGENTS

Acquisition – Fee (Purchase & Gift)

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

Transaction Description 1: Trans. No. 26-01-005

- **Location:** Northeast State Community College (NeSCC)
  Sullivan County – 1.84+/- acres (3 tracts) – Clay Street, West Main Street and Shelby Street, Kingsport, TN
- **Owner:** City of Kingsport (City)
- **Purchase Price:** $1,185,864.00
- **Source of Funding:** Plant Funds (Non-Aux) (A)

Transaction Description 2: Trans. No. 26-05-003

- **Location:** Northeast State Community College (NeSCC)
  Sullivan County – 3.3+/- acres – 300 West Main Street, Kingsport, TN
- **Owner:** City of Kingsport (City)
- **Purchase Price:** Gift
- **Source of Funding:** Plant Funds (Non-Aux) (REM Fees) (A)

Transaction Description 3: Trans. No. 26-05-004

- **Location:** Northeast State Community College (NeSCC)
  Sullivan County – 1.33+/- acres (5 tracts) – Clay Street, Revere Street and West Market Street, Kingsport, TN
- **Owner:** City of Kingsport (City)
- **Purchase Price:** Gift
- **Source of Funding:** Plant Funds (Non-Aux) (A)

Comment: These properties are in Northeast State Community College's 2025 **Master Plan.** NeSCC has been leasing these properties from the City since 2003, 2008 and 2009. The City would like to dispose of the properties and has agreed to transfer the tracts in Transaction Description 1 to NeSCC for the amount of the City's outstanding grant obligation to the Federal Transit Authority, which is less than the appraised value, and donate the tracts in Transaction Descriptions 2 and 3 to NeSCC. The City has asked for right of first refusal if NeSCC desires to sell any of the property in the future and desires to limit the use of the properties to only for post-secondary purposes.

The structures have been assessed by a qualified professional to be in adequate condition for the anticipated uses. NeSCC 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 if the land is acquired.

Historical Property Information (Transaction Description 1):

- Date of Last Transfer: November 5, 2007
- Purchase Price: $0.00
- Property Assessor's Value: $364,100.00
- Square Footage Improvements: 16,200

Historical Property Information (Transaction Description 2):

- Date of Last Transfer: August 18, 2008
- Purchase Price: $0.00
- Property Assessor's Value: $5,589,600
- Square Footage Improvements: 42,000

Historical Property Information (Transaction Description 3):

- Date of Last Transfer: Various
- Purchase Price: $75,000 (parcel 046I G 007.00)
- Property Assessor's Value: $234,000 (five parcels)
- Square Footage Improvements: 54,000

Minutes: 05/26/2026 Approved acquisition in fee

UNIVERSITY OF TENNESSEE

Acquisition – Lease (Space)

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

Transaction Description: Transaction No. 26-03-001

- **Proposed Lease:**
  - **Location:** University of Tennessee – Health Science Center (UTHSC)
    Hardin County – 1589 Highway 128, Savannah, TN
  - **Landlord:** The Bill and Carol Latimer Charitable Foundation
  - **Term:** 30 years
  - **Area:** 6,500 square feet
  - **Costs:**

Expense Category	Cost/sf	Annual Cost
First Year Contract Rent	$ NA/sf	$ 1.00
Estimated Annual Operating Cost	12.57/sf	81,700.00
Total Annual Effective Cost	$12.57/sf	$81,701.00

- **Source of Funding:** Plant Funds (Non-Aux) (A)
- **Procurement Method:** Negotiated
- **FRF Rate:** $18.00

Comment: This lease will provide clinical and residential space for UTHSC's College of Dentistry (COD). The Bill and Carol Latimer Charitable Foundation (Landlord) will fund the cost of the property improvements including design and construction. UTHSC will assign a project manager to work with the architect/contractor. UTHSC and the Landlord will mutually approve designs and the project schedule with the Landlord being the signatory for all required design and construction contracts. The lease term will be 30 years with rent of $1.00 per year. UTHSC only has the right to terminate the lease for cause. UTHSC will be responsible for all operating expenses including all maintenance needs, utilities, property taxes, and insurance. UTHSC will also be responsible for furniture and equipment. The property may be donated to UTHSC in the future at Landlord's discretion.

The dental clinic will expand access to oral healthcare in rural communities and support the clinical education of students in the COD who will receive training and provide supervised healthcare services at the clinic. The facility will contain residential space that will serve those students on rotation.

Waiver of advertisement is requested due to the special and unique circumstances of the lease.

Minutes: 05/26/2026 Approved a lease with waiver of advertisement

UNIVERSITY OF TENNESSEE

Acquisition – Fee (Purchase)

Requested Action: **Approval of acquisition in fee pursuant to a lease option**

Transaction Description: Transaction No. 25-03-001

- **Location:** University of Tennessee - Knoxville
  Knox County – 9.40 +/- acres – 2200 Sutherland Avenue, Knoxville, TN
- **Owner:** TUFF 2200 Sutherland Avenue, LLC
- **Purchase Price:** $25,100,000.00
- **Source of Funding:**

Original Amount	Source
$25,000,000.00	Bank Loan (TSSBA approved)
$ 100,000.00	Plant Funds (Non-Aux) (A)

Comment: This property is in the University of Tennessee Knoxville's 2023 Master Plan. TUFF 2200 Sutherland Avenue, LLC (TUFF) acquired the Cherokee Mills Complex (CM Complex) on December 12, 2024 from Magnolia Cherokee Mills LP. The University leases the CM Complex from TUFF and the lease includes multiple options under which the University may acquire the building. The University seeks approval to acquire the building. The early purchase option stipulates a purchase price of $23,100,000.00 plus up to $2,000,000.00 in mutually approved capital expenditures.

The University anticipates the loan will be tax exempt with an interest rate not to exceed 4.5%. This results in a maximum annual loan obligation of $1,897,948.13. This loan was approved by TSSBA.

The University currently leases 146,551 sf of the 192,117 sf in the CM Complex and will have full control of the complex once all the remaining third-party leases expire. The University will continue to use the building for educational, operational, research, and technology uses.

Historical Property Information:

- Date of Last Transfer: 12/12/2024
- Purchase Price: $20,700,000.00
- Property Assessor's Value: $13,377,200.00
- Square Footage Improvements: 192,117

Previous Action:

Date	Action
09/23/2024	Approved a waiver of advertisement
05/19/2025	Approved a lease with a purchase option

Minutes: 05/26/2026 Approved acquisition in fee pursuant to a lease option

DEPARTMENT OF MILITARY

Disposal – Lease (Space)

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

Transaction Description: Transaction No. 26-04-002

- **Location:** Shelby County – 2630 East Holmes Rd, Memphis, TN
- **Tenant:** Central United States Earthquake Consortium (CUSEC)
- **Term:** Five years with two 5-year renewal options
- **Area/Costs:** 1.2 +/- acres/$1.00 annually

Comment: The Central United States Earthquake Consortium (CUSEC) has been occupying 7,466 square feet in an office building, detached storage building, and twelve (12) parking spaces situated on 1.2 +/- acres of the larger Memphis Armory property since 2013. The lease expired in February 2026, and DOM seeks to enter a new lease with a valid term with CUSEC. The lease expired due to CUSEC not renewing the lease with 90 days' written notice. Waiver of appraisal is requested as the lease is for public purpose. Advertisement is not required since this is a government entity.

The leased space serves CUSEC's mission of detecting, tracking and researching earthquakes in the area. Additionally, a portion of the space is subleased to the U.S. Army Corp of Engineers (USACE) for storage and emergency parking.

Either party may terminate this lease for convenience at any time with 90 days written notice. Tenant is responsible for all operational and maintenance costs; and landlord can require Tenant to relocate.

This lease will not negatively impact the use of the remaining property.

Minutes: 05/26/2026 Approved disposal by lease with waiver of appraisal

DEPARTMENT OF ENVIRONMENT & CONSERVATION

Acquisition – Easement (Conservation)

Requested Action: **Approval of acquisition by easement**

Transaction Description: Transaction No. 25-02-017

- **Location:** Fort Negley
  Davidson County- 1.90 +/- acres (3 tracts) – 607 Bass St., Nashville, TN
- **Owner:** American Battlefield Trust
- **Purchase Price:** Gift
- **Source of Funding:** 25/26 Historical Commission Op Funds (Wars Commission) (REM Fees) (A)

Comment: This transaction is a donation of a conservation easement in an effort to protect the parcels due to their historic significance to the Battle of Nashville and historic Fort Negley. This allows Fort Negley to serve as a protected historic site that preserves an important chapter of Tennessee and American history. Once the conservation easement is obtained, the site will be transferred to and managed by Metro Nashville Government through Metro Parks and Recreation.

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.

Minutes: 05/26/2026 Approved acquisition by easement

DEPARTMENT OF ENVIRONMENT & CONSERVATION

Acquisition – Fee (Purchase)

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

Transaction Description: Transaction No. 26-03-007

- **Location:** Couchville Cedar Glade State Natural Area (SNA)
  Davidson County- 1.55 +/- acres- 0 S. Mt. Juliet Road, Hermitage, TN
- **Owner:** Ivy Jeffries
- **Purchase Price:** Fair Market Value
- **Third Party:** TennGreen Land Conservancy
- **Source of Funding:** 25/26 State Lands Acquisition Fund (A)

Transaction Description: Transaction No. 26-03-013

- **Location:** Couchville Cedar Glade State Natural Area (SNA)
  Wilson County- 3.63 +/- acres- 3510 Hobson Pike, Hermitage, TN
- **Owner:** Ivy Jeffries
- **Purchase Price:** Fair Market Value
- **Third Party:** TennGreen Land Conservancy
- **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.

The parcel is currently listed on the market and represents the last undeveloped lot along this section of Hobson Pike. The parcel will immediately function as a staging area for equipment, improving management capabilities along the northern section of the SNA. The property also offers potential for future development as a public access point, which could be accomplished within the agency's existing budget. The property consists of sensitive cedar glade-barrens habitat known to support associated rare plant communities, including a documented population of the state-listed Tennessee milkvetch (Astragalus tennesseensis) present on site.

Due to time sensitivity, this property will be acquired by a third party, TennGreen Land Conservancy, prior to this acquisition. The State intends will be able to use the due diligence materials obtained by TennGreen and will reimburse TennGreen for all due diligence costs, in accordance with 8.01.K of the SBC By-laws, Policy & Procedures.

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.

Historical Property Information:

- Date of Last Transfer: 06/27/2022
- Purchase Price: $0.00 (intra-family transfer)
- Property Assessor's Value: $37,800.00
- Square Footage Improvements: N/A

- Date of Last Transfer: 06/27/2022
- Purchase Price: $0.00 (intra-family transfer)
- Property Assessor's Value: $180,400.00
- Square Footage Improvements: N/A

Minutes: 05/26/2026 Approved acquisition in fee and to utilize a third party

DEPARTMENT OF ENVIRONMENT & CONSERVATION

Acquisition – Fee (Gift)

Requested Action: **Approval of acquisition in fee with waiver of appraisal**

Transaction Description: Transaction No. 26-03-004

- **Location:** William B. Clark State Natural Area
  Fayette County – 428.31+/- acres (4 tracts) – Highway 194, Rossville, TN
- **Owner:** The Nature Conservancy
- **Purchase Price:** Gift
- **Source of Funding:** 25/26 State Lands Acquisition Fund (REM Fees) (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.

The William B. Clark Conservation area is The Nature Conservancy (TNC) owned property under the management of Tennessee State Natural Areas. TNC wishes to donate the property to the State, which provides greater security for longstanding State stewardship of a signature West Tennessee wetland. This unchanneled reach of the Wolf River meanders and sloughs toward the Mississippi River, which protects the increasingly rare cypress-water tupelo swamp and bottomland hardwood forest. The river and associated sloughs that run through this tract provide exceptional habitat for rare and endangered freshwater mussels and other aquatic life, while a 1,600-foot interpretive boardwalk offers low-impact public access and education without compromising the resource. This tract is located within close proximity to other TNC, TWRA, State Forests, and TDEC conservation lands. Accepting this donation is a cost-effective way to consolidate boundary integrity and connectivity along the Wolf River. The State currently holds a conservation easement on the property that can be extinguished with a written agreement.

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.

Historical Property Information: Map 166, Parcel 006

- Date of Last Transfer: 10/29/1997
- Purchase Price: $90,000.00
- Property Assessor's Value: $243,800.00
- Square Footage Improvements: N/A

Historical Property Information: Map 166, Parcel 005

- Date of Last Transfer: 01/28/1994
- Purchase Price: $0
- Property Assessor's Value: $235,500.00
- Square Footage Improvements: N/A

Historical Property Information: Map 166, Parcel 007

- Date of Last Transfer: 12/29/1993
- Purchase Price: $0
- Property Assessor's Value: $255,200.00
- Square Footage Improvements: N/A

Historical Property Information: Map 161, Parcel 023.05

- Date of Last Transfer: 11/01/1995
- Purchase Price: $42,438.00
- Property Assessor's Value: $189,100.00
- Square Footage Improvements: N/A

Minutes: 05/26/2026 Approved acquisition in fee with waiver of appraisal

DEPARTMENT OF ENVIRONMENT & CONSERVATION

Acquisition – Fee (Purchase)

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

Transaction Description: Transaction No. 26-03-011

- **Location:** Moore County- 417.00 +/- acres- 0 Lake Road, Tracy City, TN
- **Owner:** Sr Tullahoma Land Holdings, LLC
- **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 acquisition will protect critical natural and cultural resources to include the Gray Bat and the Indiana Bat, two federally endangered species; eleven State-listed plant species; eight recorded archaeological sites; and the headwaters of Hurricane Creek.

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.

Historical Property Information:

- Date of Last Transfer: 12/22/2022
- Purchase Price: $11,497,435.00 (Larger parcel of 3,246.38 acres)
- Property Assessor's Value: $17,005,600.00 (of larger parcel)
- Square Footage Improvements: N/A

Minutes: 05/26/2026 Approved acquisition in fee

DEPARTMENT OF TRANSPORTATION

Disposal– Fee

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

Transaction Description: Transaction No. 26-03-029

- **Location:** Wayne County – 0.94 ± acres – 401 Poplar Street, Waynesboro, TN
- **Grantee:** Wayne County Government
- **Sale Price:** No Cost/Public Purpose
- **Source of Funding:** Wayne County Government (REM Fees) (O)

Comment: Wayne County Government has requested the donation of the old county maintenance lot to be used by Wayne County Government. In accordance with SBC Policy 8.01G. the property will be conveyed at no cost due to the public interest being served. Tennessee Department of Transportation has relocated this county facility and has no further use for this property.

If the property ceases to be used for public use, the property shall revert back to the State.

Minutes: 05/26/2026 Approved disposal in fee

DEPARTMENT OF DISABILITY & AGING

Disposal – Lease Amendment (Space)

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

Transaction Description: Transaction No. 26-04-006

- **Proposed Amendment:**
  - **Term:** January 1, 2022, through June 30, 2027

- **Current Lease:**
  - **Location:** Clover Bottom Campus
    Davidson County – 275 Stewarts Ferry Pike, Nashville, TN
  - **Tenant:** Youth Opportunity Investments, LLC.
  - **Term:** January 1, 2022, through June 30, 2026
  - **Area:** 4 cottages totaling 28,480 Square Feet
  - **Costs:**

Expense Category	Cost/sf	Annual Cost
Annual Contract Rent	$6.50/sf	$185,120.00
Estimated Annual Utility Cost	3.00/sf	85,440.00
Total Annual Effective Cost	$9.50/sf	$270,560.00

Comment: Youth Opportunity Investments, LLC. has notified the State of their desire to extend the expiration of the current lease for one additional year to align with the extension of the Performance Based Contract between the Department of Children's Services (DCS) and Youth Opportunity Investments, LLC. The amendment to the current lease will allow Youth Opportunity Investments, LLC. to continue to provide services to children entering the State's custody. Waiver of advertisement is requested due to the operational contract between DCS and Youth Opportunity Investments, LLC. The disposal lease will not negatively impact the remainder of the campus.

The proceeds will be deposited into the Department of Disability and Aging Trust Fund in accordance with TCA § 12-2-117.

Previous Action: 01/24/2022 Approved disposal by lease with waiver of advertisement

Minutes: 05/26/2026 Approved a lease amendment with waiver of advertisement

DEPARTMENT OF MENTAL HEALTH AND SUBSTANCE ABUSE SERVICES

Disposal – Lease Amendment (Space)

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

Transaction Description: Transaction No. 26-04-003

- **Proposed Amendment:**
  - **Term:** March 1, 2021, through June 30, 2031

- **Current Lease:**
  - **Location:** Pine Breeze Building – Moccasin Bend
    Hamilton County – 100 Moccasin Bend Road, Chattanooga, TN
  - **Tenant:** The Nextdoor, Inc.
  - **Term:** March 1, 2021, through June 30, 2026
  - **Area/Costs:** Building containing 21,600 square feet, plus associated parking and use of drives
    $1.00/year

Comment: This amendment will allow for the mutually beneficial partnership between The Nextdoor, Inc., the Department of Correction, and the Department of Mental Health and Substance Abuse Services, to continue by providing behavioral health, job, and life skills to currently incarcerated women as they prepare to re-enter society. The lease will be terminated early if The Nextdoor, Inc. no longer has a contract with the State for these services. Waiver of advertisement is requested due to the operational contract between the parties. This disposal lease will not negatively impact the remainder of the campus

Previous Action:	08/23/2021	Approved disposal by lease with waiver of advertisement and appraisals
Minutes:	05/26/2026	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 25-02-908 (TDEC)

- **Proposed Lease:**
  - **Location:** Madison County – 1625 Hollywood Drive, Jackson, TN
  - **Landlord:** Clifford Dwight Hawks & Jacqueline Jones Hawks, Trustees of the Cliff & Jacque Hawks TN CP Trust (50%) and Clifford Dwight Hawks, Trustee of the George Tyler Hawks Trust (50%)
  - **Term:** 10 years with one 5-year renewal option
  - **Area:** 18,000 Square Feet – Office (16,800 rsf) and Storage (1,200 rsf)
  - **Costs:**

Expense Category	Cost/sf	Annual Cost
First Year Contract Rent (Office)	$10.00/sf	$168,000.00
Average Annual Contract Rent (Office)	11.50/sf	193,200.00
Estimated Annual Utility Cost (Office)	1.75/sf	29,400.00
Estimated Annual Janitorial Cost (Office)	1.10/sf	18,480.00
Total Average Annual Effective Cost (Office)	$14.35/sf	$241,080.00

Expense Category	Cost/sf	Annual Cost
First Year Contract Rent (Storage)	$5.00/sf	$6,000.00
Average Annual Contract Rent (Storage)	6.00/sf	7,200.00
Estimated Annual Utility Cost (Storage)	1.75/sf	2,100.00
Total Average Annual Effective Cost	$7.75/sf	$9,300.00

- **Current Lease:**
  - **Location:** Madison County – 1625 Hollywood Drive, Jackson, TN
  - **Landlord:** C. Dwight Hawks
  - **Term:** 7 years (April 1, 2020 – March 31, 2027)
  - **Area:** 18,000 Square Feet – Office (16,800 rsf) and Storage (1,200 rsf)
  - **Costs:**

Expense Category	Cost/sf	Annual Cost
Annual Contract Rent (Office)	$6.78/sf	$122,040.00
Estimated Annual Utility Cost (Office)	1.75/sf	29,400.00
Estimated Annual Janitorial Cost (Office)	1.10/sf	18,480.00
Total Annual Effective Cost	$9.63/sf	$169,920.00

Expense Category	Cost/sf	Annual Cost
Annual Contract Rent (Storage)	$3.39/sf	$4,068.00
Estimated Annual Utility Cost (Storage)	1.75/sf	2,100.00
Total Average Annual Effective Cost	$5.14/sf	$6,168.00

- **Source of Funding:** FRF
- **Procurement Method:** Advertised
- **FRF Rate:** $18.00 (office) & $6.50 (warehouse)

Comment: This lease will provide office, lab, and storage space for The Department of Environment Conservation (TDEC). One proposal from one proposer was received and evaluated. The lease will commence on April 1, 2027.

The renewal option, if exercised, increases rent by $2.00.

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: 05/26/2026 Approved a lease

DEPARTMENT OF GENERAL SERVICES

Acquisition – Lease (Space)

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

Transaction Description: Transaction No 22-08-902 (DOC)

- **Proposed Lease:**
  - **Location:** Williamson County – 426 Century Court, Suite 200, Franklin TN
  - **Landlord:** Grumpy's Enterprises, LLC
  - **Term:** 5 Years with one 5-year renewal option
  - **Area:** 4,268 square feet
  - **Costs:**

Expense Category	Cost/sf	Annual Cost
First Year Contract Rent	$32.00/sf	$136,576.00
Average Annual Contract Rent	33.98/sf	145,020.00
Estimated Annual Utility Cost	1.75/sf	7,469.00
Estimated Annual Janitorial Cost	1.10/sf	4,694.80
Total Average Annual Effective Cost	$36.83/sf	$157,183.80

- **Current Lease:**
  - **Location:** Williamson County – 426 Century Court, Suite 200, Franklin TN
  - **Landlord:** Grumpy's Enterprises, LLC
  - **Term:** 18 years (July 1, 2009 – June 30, 2027)
  - **Area:** 4,268 square feet
  - **Costs:**

Expense Category	Cost/sf	Annual Cost
Average Annual Contract Rent	$28.89/sf	109,532.03
Estimated Annual Utility Cost	1.75/sf	7,469.00
Estimated Annual Janitorial Cost	1.10/sf	4,694.80
Total Annual Effective Cost	$31.75/sf	$121,695.83

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

Comment: This lease will provide office space for Department of Correction (DOC) Community Supervision Office. The lease is anticipated to commence on July 1, 2027.

Waiver of advertisement is requested to allow time to evaluate the portfolio and market to determine the most suitable long-term solution. This location allows for continuity of operations while further evaluation occurs.

If renewal option is exercised, the rent will increase by 3% annually.

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: 05/26/2026 Approved a lease with waiver of advertisement

TENNESSEE WILDLIFE RESOURCES AGENCY

Acquisition – Fee (Purchase)

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

Transaction Description: Transaction No. 25-01-012

Proposed Revision:

- **Location:** High Cliff Unit of North Cumberland Wildlife Management Area (NCWMA)
  Campbell County – 2,133.0 +/- acres – Pine Mountain Road, Caryville, TN

Original Approval:

- **Location:** High Cliff Unit of North Cumberland Wildlife Management Area (NCWMA)
  Campbell County – 3,295.77 +/- acres (3 tracts) – Pine Mountain Road, Caryville, TN
- **Owner:** Robert O. Little, Trustee of the Robert and Renee Little Revocable Trust
- **Purchase Price:** Fair Market Value
- **Source of Funding:** 25/26 Wetlands Acquisition Fund (A) & Tennessee Heritage Conservation Trust Fund (O)

Comment: The original acquisition was comprised of three parcels and 3,295 acres. Two parcels have been removed due to issues identified during the due diligence process. The first was due to title issues. The second was due to an existing conservation easement that would limit the ability to manage and create wildlife habitat, and which was not disclosed during the initial discussions with the seller. TWRA believes this acquisition remains highly valuable for expanding wildlife habitat and improving public access.

Historical Property Information:

- Date of Last Transfer: 06/03/2022
- Purchase Price: $2,606,340.00
- Property Assessor's Value: $3,444,200.00
- Square Footage Improvements: N/A

Previous Action:	08/25/2025	Approved acquisition in fee
Minutes:	05/26/2026	Approved revision of acquisition in fee

Approved:

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