

MINUTES

State Building Commission Executive Subcommittee

September 21, 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 11:00 a.m. and requested action on the following matters as presented by State Architect Ann McGauran.

MEMBERS PRESENT

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

MEMBERS ABSENT

Jim Bryson, Commissioner, Department of Finance and Administration

ORGANIZATION

- State Building Commission

PRESENTER

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 have been reviewed and recommended for approval by Subcommittee staff:

1. **Agency:** University of Tennessee
Requested Action: Approval of disposal by lease with waiver of advertisement and appraisal
Transaction No.: 26-08-013
Location: University of Tennessee-Knoxville (UTK)
Knox County, 2000 Sutherland Avenue, Knoxville, TN
2. **Agency:** Tennessee State University
Requested Action: Approval of disposal with waiver of advertisement
Transaction No.: 26-08-009
Location: Davidson County – 25.00 +/- acres – 7200 Cockrill Bend Blvd, Nashville, TN
3. **Agency:** Department of Environment & Conservation
Requested Action: Approval of acquisition in fee
Transaction No.: 26-08-001
Location: Radnor Lake State Park (RLSP)
Davidson County – 11.01 +/- acres (9 tracts) – 0, 804, 806 Old Hickory Boulevard,
Brentwood, TN
4. **Agency:** Department of Environment & Conservation
Requested Action: Approval of acquisition in fee
Transaction No.: 26-06-004
Location: Scott's Gulf Wilderness State Park
White County- 2,241 +/- acres (3 tracts) - 0 Scott's Gulf Rd, 0 Caney Fork River, Sparta,
TN
Transaction No.: 26-06-005
Location: Scott's Gulf Wilderness State Park
Cumberland County - 238 +/- acres (2 tracts) - 0 Flat Rock Rd, 0 Bryant Hill Rd, Sparta,
TN
5. **Agency:** Department of Environment & Conservation
Requested Action: Approval of disposal by lease with waiver of advertisement
Transaction No.: 24-08-004
Location: Carnton Tract
Williamson County – 38.33 +/- acres – 0 Carnton Lane, Franklin, TN
6. **Agency:** Department of General Services
Requested Action: Approval of a lease with waiver of advertisement
Transaction No.: 26-07-917 (DCS)
Location: 2600 Western Avenue, Knoxville, Knox County, TN
7. **Agency:** Department of General Services
Requested Action: Approval of a lease
Transaction No.: 24-12-902 (DDA)
Location: Shelby County – 2175 Business Center Dr. Ste. 11, Memphis, TN

8. **Agency:** Department of General Services
Requested Action: Approval of a lease
Transaction No.: 24-10-901 (DHS) and 24-10-900 (DCS)
Location: Sumner County – 393 Maple Street, Gallatin, TN
9. **Agency:** Tennessee Wildlife Resources Agency
Requested Action: Approval of a lease with waiver of appraisal
Transaction No.: 26-02-004
Location: North Cumberland Wildlife Management Area
Campbell County – 1,551.58 +/- acres 0 Primroy Road, Duff, TN
10. **Agency:** Tennessee Wildlife Resources Agency
Requested Action: Approval of acquisition in fee with waiver of appraisal
Transaction No.: 26-06-008
Location: Luper Mountain Wildlife Management Area Lonestar Unit
Cumberland County- 0.67 +/- acres- 0 Millstone Mountain Road, Rockwood, TN
11. **Agency:** Tennessee Wildlife Resources Agency
Requested Action: Approval of disposal by lease with waiver of appraisal
Transaction No.: 26-05-012
Location: Goodfield Chickamauga Reservoir
Meigs County – 1.5 +/- acres - 0 Jim Hale Lane, Decatur, TN

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 August 24, 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:** University of Tennessee - Knoxville
Location: Knoxville, Tennessee
Project Title: UTK Gazebo Installation (26/27)
Project Description: Reconstruction of a gazebo and concrete pad outside of the Clarence Brown Theater. Includes all related work to complete the project.
SBC Project No: 540/009-12-2026
Total Project Budget: \$12,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved project utilizing a Campus Consultant (Stephen W. Hackney Landscape Architecture, LLC) for design and System Procurement and Campus Resources for construction
Approval Date: 09/21/2026
- 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 - Knoxville
Location: Knoxville, Tennessee
Project Title: UTK Claxton Roof and Exterior Envelope Repairs (26/27)
Project Description: Replace portions of roofing system and repair exterior building envelope and structural system at the Claxton Education Building. Includes all related work to complete the project.
SBC Project No: 540/009-10-2026
Total Project Budget: \$350,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved project and utilizing a Campus Consultant (Thomas Caldwell, Architect) for design
Approval Date: 08/31/2026

2. **State Procurement Agency:** University of Tennessee - Knoxville
Location: Knoxville, Tennessee
Project Title: UTK Zeanah Upgrades (26/27)
Project Description: Finish out shell space and re-purpose an adjacent office to accommodate a new lab. Work includes all required laboratory components and all associated work necessary to support the College of Engineering.
SBC Project No: 540/009-11-2026
Total Project Budget: \$775,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved project utilizing a Campus Consultant (McCarty Holsaple McCartney Architects, Inc.) for design and System Procurement and Campus Resources for construction
Approval Date: 08/31/2026
3. **State Procurement Agency:** University of Tennessee - Knoxville
Location: Knoxville, Tennessee
Project Title: UTK Senter Hall Updates (26/27)
Project Description: Updates to office areas to accommodate new faculty hires for Tickle College of Engineering. Work includes general finish upgrades along with code, building system updates, and all related work to complete the project.
SBC Project No: 540/009-13-2026
Total Project Budget: \$135,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved project and proceeding with a previously selected designer (Thomas Caldwell, Inc.) and utilizing System Procurement and Campus Resources for construction
Approval Date: 09/03/2026

Approvals of Revisions to Existing Capital Projects

- Reported the following two approvals 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 - Southern
Location: Pulaski, Tennessee
Project Title: UTS Multiple Building Envelope Repairs (26/27)
Project Description: Repair and replacement of several exterior building system components including roofs, foundations, doors, and windows. Includes all related work to complete the project.
SBC Project No: 540/006-01-2026
Total Project Budget: \$4,570,000.00
Source of Funding: 26/27 CurrFunds-CapMaint (MP) (A)
Approval: Approved utilizing Best Value alternative deliver method
Approval Date: 08/31/2026

2. **State Procurement Agency:** University of Tennessee – Knoxville
Location: Knoxville, Tennessee
Project Title: UTK Art & Architecture Windows Replacement & Masonry Repair (24/25)
Project Description: Repair and replace window systems, masonry, and structural remediation in Art & Architecture. Includes asbestos abatement and all related work to complete the project.
SBC Project No: 540/009-06-2024
Total Project Budget: \$3,900,000.00
Source of Funding: 24/25 CurrFunds-CapMaint (MP) (A)
Approval: Approved utilizing Best Value alternative delivery method
Approval Date: 09/02/2026

Approvals of Acquisitions and Disposals of State Property

- Reported the following acquisition of land in fee (capital project funded) in accordance with Item 2.04(E)(I)(2) of the *SBC By-Laws, Policy & Procedures*:
 1. **State Procurement Agency:** STREAM / Department of Mental Health and Substance Abuse Services
Transaction Description: Transaction No. 26-02-009
Location: Hamilton County – 49 +/- acres – 1001 Birmingham Hwy, Chattanooga, TN
Owner: Koch Farms, LLC
Purchase Price: Fair Market Value
Source of Funding: 22/23 CurrFunds-CapImp (A)
Approval: Approved acquisition in fee
Approval Date: 08/25/2026
- 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. 26-05-014
Location: Williamson County – 0.353 +/- acres – 4472 Murfreesboro Road, Franklin, TN
Grantee: Christopher W. Moore and Jennifer Moore Famell
Sale Price: No Cost/Settlement Agreement
Approval: Approved a revision to a disposal in fee (Grantee name change)
Approval Date: 09/07/2026
- 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:** Middle Tennessee State University
Transaction Description: Transaction No. 24-05-016
Location: Middle Tennessee State University
Rutherford County 0.13 +/- acre Permanent Easement and 3.90 +/- acres Temporary Easement – 4570 Lebanon Road, Murfreesboro, TN
Grantee: Atmos Energy Corporation (Atmos)
Purchase Price: Mutual Benefit
Source of Funding: Atmos Energy Corporation (REM Fees) (O)
Approval: Approved amendment of utility easement
Approval Date: 08/28/2026

Designer Selections

- Reported the following six designer selections 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:** STREAM / Department of Military
Location: Camden, Tennessee
Project Title: Camden Field Maintenance Shop Building Repairs and Facility Update
SBC Project No.: 361/008-01-2026
Total Project Budget: \$990,000.00
Current Project Funding: \$ 96,353.00
Source of Funding: Federal Funds (NGB) (F)
Designer: Daniels + Chandler Architects, LLC
Approval Date: 08/25/2026
- 2. State Procurement Agency:** STREAM / Department of Military
Location: Nashville, Tennessee
Project Title: Nashville JFHQ Parking Garages Repairs
SBC Project No.: 361/067-02-2026
Total Project Budget: \$700,000.00
Source of Funding: \$350,000.00 26/27 CurrFunds-CapMaint (MP) (A)
\$350,000.00 Federal Funds (NGB) (F)
Designer: Daniels + Chandler Architects, LLC
Approval Date: 08/24/2026
- 3. State Procurement Agency:** STREAM / Department of Military
Location: Smyrna, Tennessee
Project Title: VTS Smyrna Building 570 Re-Roof and Facility Update
SBC Project No.: 361/079-03-2026
Total Project Budget: \$650,000.00
Current Project Funding: \$ 56,943.00
Source of Funding: Federal Funds (NGB) (F)
Designer: JPD Consulting, LLC
Approval Date: 08/25/2026
- 4. State Procurement Agency:** STREAM / Department of Military
Location: Winchester, Tennessee
Project Title: Winchester Field Maintenance Shop Building Repairs and Facility Update
SBC Project No.: 361/097-01-2026
Total Project Budget: \$740,000.00
Current Project Funding: \$ 74,464.00
Source of Funding: Federal Funds (NGB) (F)
Designer: JPD Consulting, LLC
Approval Date: 08/25/2026

5. **State Procurement Agency:** STREAM / Department of Military
Location: Milan, Tennessee
Project Title: VTS Milan Building T113 HVAC Repairs and Energy Update
SBC Project No.: 368/031-03-2026
Total Project Budget: \$770,000.00
Current Project Funding: \$ 70,380.00
Source of Funding: Federal Funds (NGB) (F)
Designer: Building Systems Group Engineering, LLC
Approval Date: 08/24/2026

6. **State Procurement Agency:** STREAM / Department of General Services
Location: Murfreesboro, Tennessee
Project Title: Fleming Training Center Roof Replacement
SBC Project No.: 402/002-01-2026
Total Project Budget: \$650,000.00
Source of Funding: Federal Funds (NGB) (F)
Designer: Johnson + Bailey Architects, P.C.
Approval Date: 08/28/2026

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: UTIA CVM Building Updates (26/27)
SBC Project No: 540/001-06-2026
Total Project Budget: \$5,000,000.00
Designer: The Lewis Group Architects, Inc.

 2. **State Procurement Agency:** University of Tennessee – Knoxville
Project Title: UTK Student Services Building Upgrades (26/27)
SBC Project No: 540/009-08-2026
Total Project Budget: \$3,045,000.00
Designer: Lindsay & Maples, Architects, Inc.

 3. **State Procurement Agency:** Tennessee Board of Regents
Project Title: Statewide ADA Consultant
SBC Project No: 166/000-01-2023
Total Project Budget: \$25,000.00
Designer: Renaissance Group, Inc.

4. **State Procurement Agency:** Tennessee Board of Regents
Project Title: Statewide Geotechnical Consultant
SBC Project No: 166/000-01-2023
Total Project Budget: \$50,000.00
Designer: Beaver Engineering, Inc.
5. **State Procurement Agency:** Tennessee Board of Regents
Project Title: TCAT Roof Replacements and Envelope Repairs
SBC Project No: 166/001-02-2026
Total Project Budget: \$4,910,000.00
Designer: Sherman Carter Barnhart Architects, PLLC
6. **State Procurement Agency:** Columbia State Community College
Project Title: Campus Infrastructure Upgrades
SBC Project No: 166/015-01-2026
Total Project Budget: \$2,460,000.00
Designer: Advanced Energy Engineering & Design, Inc.
7. **State Procurement Agency:** Dyersburg State Community College
Project Title: Jimmy Naifeh Building Roof Replacement
SBC Project No: 166/017-01-2026
Total Project Budget: \$1,100,000.00
Designer: Haizlip Studio, LLC
8. **State Procurement Agency:** Department of Transportation
Project Title: Welcome Center & Rest Areas Renovations & Replacements
SBC Project No: 241/000-01-2026
Total Project Budget: \$165,000,000.00
Designer: Gresham Smith

Other Business

There being no further business, the meeting adjourned at 11:04 a.m.

CONSENT AGENDA ITEMS

1.

UNIVERSITY OF TENNESSEE

Disposal – Lease (Land)

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

Transaction Description: Transaction No. 26-08-013

- **Location:** University of Tennessee-Knoxville (UTK)
Knox County, 2000 Sutherland Avenue, Knoxville, TN
- **Tenant:** The Lamar Companies
- **Term:** 5 years
- **Area/Costs:** 100 +/- square feet/\$15,000 annually with 2% annual increases or 25% of gross revenue

Comment: The proposed lease pertains to an existing billboard located on State property that was in place when the State acquired the property in 2013. Lamar has continuously operated the billboard under lease agreements with the property owner, with the most recent lease expiring in 2023 and currently remaining in holdover status. The University restricts advertising content to protect its commercial, reputational, and legal interests. Since the billboard structure is in place and market rent is being paid, waiver of advertisement is requested. Waiver of appraisal is requested with fair market value being determined by a qualified State employee.

The University may terminate this lease for convenience at any time with 120 days' written notice.

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

Minutes: 09/21/2026 Approved disposal by lease with waiver of advertisement and appraisal

TENNESSEE STATE UNIVERSITY

Disposal – Fee

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

Transaction Description: Transaction No. 26-08-009

- **Location:** Davidson County – 25.00+/- acres – 7200 Cockrill Bend Blvd, Nashville, TN
- **Grantee:** Metropolitan Nashville Airport Authority (MNAА)
- **Sale Price:** Fair Market Value

Comment: The property is currently utilized by Tennessee State University and Tennessee College of Applied Technology Nashville for storage and training purposes but will no longer be needed for institutional operations. TSU and TCAT Nashville are prepared to relocate within twelve months.

MNAА has expressed interest in acquiring the property for airport expansion at John C. Tune Airport. Waiver of advertisement is not requested because MNAА is a governmental entity. The State has obtained an appraisal of the property and the sale price will be negotiated with MNAА.

The structures on the property are less than 50 years old and do not require review by the Tennessee Historical Commission.

Historical Property Information:

- Date of Last Transfer: 02/05/1914
- Previous Owner: Mannie B. Jackson and Lollie Maddox
- Original Cost to State: \$0.00
- Square Footage Improvements: N/A

Minutes: 09/21/2026 Approved disposal with waiver of advertisement

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Acquisition – Fee (Purchase)

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

Transaction Description: Transaction No. 26-08-001

- **Location:** Radnor Lake State Park (RLSP)
Davidson County – 11.01 +/- acres (9 tracts) – 0, 804, 806 Old Hickory Boulevard,
Brentwood, TN
- **Owner:** Friends of Radnor Lake
- **Purchase Price:** Fair Market Value
- **Source of Funding:** 26/27 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 be a critical addition to the Harris Ridge Trail Project of Radnor Lake State Park. The property is planned to be managed in native grasslands, an essential habitat for the State Natural Area (SNA). The residence and barn will be used for maintenance operations. The remaining structures on the site will be demolished prior to 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. FORL will address necessary repairs prior to closing.

Historical Property Information:

- Date of Last Transfer: 06/09/2026 (6 Parcels)
- Purchase Price: \$2,187,855.50
- Property Assessor's Value: \$3,421,600.00
- Square Footage Improvements: 2452 sq. ft.

- Date of Last Transfer: 06/12/2026
- Purchase Price: \$1,218,501.50 (3 Parcels)
- Property Assessor's Value: \$1,794,300.00
- Square Footage Improvements: 900 sq. ft.

Minutes: 09/21/2026 Approved acquisition in fee

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Acquisition – Fee (Purchase)

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

Transaction Description: Transaction No. 26-06-004

- **Location:** Scott's Gulf Wilderness State Park
White County- 2,241 +/- acres (3 tracts) - 0 Scott's Gulf Rd, 0 Caney Fork River, Sparta, TN
- **Owner:** Sequatchie, LLC, c/o Timberland Investment Resources, LLC
- **Purchase Price:** Fair Market Value
- **Source of Funding:** 26/27 State Lands Acquisition Fund (A) and TennGreen Land Conservancy (O)

Transaction Description: Transaction No. 26-06-005

- **Location:** Scott's Gulf Wilderness State Park
Cumberland County – 238 +/- acres (2 tracts) - 0 Flat Rock Rd, 0 Bryant Hill Rd., Sparta, TN
- **Owner:** Sequatchie, LLC, c/o Timberland Investment Resources, LLC
- **Purchase Price:** Fair Market Value
- **Source of Funding:** 26/27 State Lands Acquisition Fund (A) and TennGreen Land Conservancy (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 proposed acquisition of 2,479 acres is adjacent to Scott's Gulf Wilderness State Park and will provide critical access to landlocked areas of the park, an additional buffer to existing State lands, protect the Caney Fork River watershed, and create potential recreational opportunities through expanded trail systems and water access. The property includes rare species, a paleo site, and a historic railroad bed. Its protection will also safeguard more than eleven miles of bluff line.

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: 6/23/2006
- Purchase Price: \$66,056,786.00 (multiple parcels)
- Property Assessor's Value: \$23,136,500.00 (multiple parcels)
- Square Footage Improvements: N/A

Minutes: 09/21/2026 Approved acquisition in fee

DEPARTMENT OF ENVIRONMENT & CONSERVATION

Disposal- Lease (Land)

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

Transaction Description: Transaction No. 24-08-004

- **Location:** Carnton Tract
Williamson County- 38.33 +/- acres – 0 Carnton Lane, Franklin, TN
- **Tenant:** Battle of Franklin Trust, Inc.
- **Term:** 25 years
- **Area/Costs:** \$1.00 per year

Comment: The Tennessee Historical Commission is seeking to create a new lease agreement with the Battle of Franklin Trust (BoFT), a 501(c)3 focused on battlefield and historic site preservation and interpretation. The lease is for the 38-acre Carnton Tract, the state-owned parcel adjacent to Carnton Plantation, the McGavock Home, and the Eastern Flank Tract. The BoFT successfully manages the Carter House Historic Site, Carnton Plantation, and additional sites of preserved land in Franklin and Spring Hill, TN.

There is a current lease in place with an extinct organization that was absorbed into BoFT with an expiration date of December 31, 2026. The current lease contains outdated language, unrealized project and site development provisions, and does not reflect preservation protections relevant to best practices in historic preservation and archaeology directly relevant to the stewardship of the land today. Tennessee Historical Commission requests an updated lease that reflects current state contractual language, reflects best practices, and provides adequate protection.

Minutes: 09/21/2026 Approved disposal by lease with waiver of advertisement

DEPARTMENT OF GENERAL SERVICES

Acquisition – Lease (Space)

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

Transaction Description: Transaction No. 26-07-917 (DCS)

• **Proposed Lease:**

- **Location:** 2600 Western Avenue, Knoxville, Knox County, TN
- **Landlord:** WG Holdings TN, LLC
- **Term:** 10 Years with three 1-year renewal options
- **Area:** 55,000 Square Feet
- **Buildout:** \$884,305.00
- **Costs:**

Expense Category	Cost/sf	Annual Cost
First Year Contract Rent	\$704,000.00	\$12.80/sf
Average Annual Contract Rent	779,729.83	14.18/sf
Estimated Annual Utility Cost	96,250.00	1.75/sf
Estimated Annual Janitorial Cost	60,500.00	1.10/sf
Total Average Annual Effective Cost	\$936,479.83	\$17.03/sf

• **Current Lease:**

- **Location:** 2600 Western Avenue, Knoxville, TN, Knox County
- **Landlord:** WG Holdings TN, LLC
- **Term:** 15 Years (December 1, 2009 – November 30, 2024) Holdover
- **Area:** 55,000 Square Feet
- **Costs:**

Expense Category	Cost/sf	Annual Cost
Average Annual Contract Rent	\$618,158.82	11.24/sf
Estimated Annual Utility Cost	96,250.00	1.75/sf
Estimated Annual Janitorial Cost	60,500.00	1.10/sf
Total Average Annual Effective Cost	\$774,908.82	\$14.09/sf

- **Source of Funding:** FRF
- **Procurement Method:** Negotiated
- **FRF Rate:** \$19.00

Comment: This lease will provide office space for the Department of Children's Services and is a regional office. The lease is estimated to commence on or before May 2027 based on the renovations needed.

If renewal options are exercised, rent increases by 2.25% each year.

Waiver of advertisement is requested for this replacement lease as the cost is below market rent and the FRF rate and only available location that can accommodate programmatic needs in a time efficient manner.

Tenant may terminate this lease at any time by giving 180 day written notice to the landlord. Any Termination for Convenience during the first sixty months of the term shall be subject to payment of a Termination Fee.

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: 09/21/2026 Approved a lease with waiver of advertisement

DRAFT

DEPARTMENT OF GENERAL SERVICES

Acquisition – Lease (Space)

Requested Action: **Approval of a lease**

Transaction Description: Transaction No 24-12-902 (DDA)

• **Proposed Lease:**

- **Location:** Shelby County – 2175 Business Center Dr. Ste. 11, Memphis, TN
- **Landlord:** Gregory Realty GP
- **Term:** 10 years with one 5-year renewal option (January 1, 2027 – December 31, 2036)
- **Area:** 7,298 Square Feet
- **Costs:**

Expense Category	Cost/sf	Annual Cost
Annual Contract Rent	\$12.00/sf	\$87,576.00
Estimated Annual Utility Cost	1.75/sf	12,771.50
Estimated Annual Janitorial Cost	1.10/sf	8,027.80
Total Annual Effective Cost	\$14.85/sf	\$108,375.30

• **Current Lease:**

- **Location:** Shelby County – 2175 Business Center Dr. Ste. 11, Memphis, TN
- **Landlord:** Gregory Realty GP
- **Term:** 5 years with one two-year renewal option (January 1, 2020 – December 31, 2026)
- **Area:** 7,298 Square Feet
- **Costs:**

Expense Category	Cost/sf	Annual Cost
Annual Contract Rent (Office):	\$10.00/sf	\$72,980.00
Estimated Annual Utility Cost	1.75/sf	12,771.50
Estimated Annual Janitorial Cost	1.10/sf	8,027.80
Total Annual Effective Cost	\$12.85/sf	\$93,779.30

- **Source of Funding:** FRF
- **Procurement Method:** Advertised
- **FRF Rate:** \$19.00

Comment: This lease will provide office space for the Tennessee Early Intervention System (TEIS) program administered by the Department of Disability and Aging (DDA). Four proposals from three proposers were received and evaluated. The proposed location is the second lowest cost as the lowest cost proposal does not provide termination for convenience for seven years, and is a higher cost per square foot. The lease will commence on January 2027.

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: 09/21/2026 Approved a lease

DEPARTMENT OF GENERAL SERVICES

Acquisition – Lease (Space)

Requested Action: **Approval of a lease**

Transaction Description: Transaction No. 24-10-901 (DHS) and 24-10-900 (DCS)

• **Proposed Lease:**

- **Location:** Sumner County – 393 Maple Street, Gallatin, TN
- **Landlord:** Maple Street Properties, LLC
- **Term:** 7 years
- **Area:** 22,223 Square Feet
- **Buildout:** \$100,000.00
- **Costs:**

Expense Category	Cost/sf	Annual Cost
First Year Annual Contract Rent	\$13.33/sf	\$296,306.67
Average Annual Contract Rent	17.67/sf	392,786.23
Estimated Annual Utility Cost	1.75/sf	38,890.25
Estimated Annual Janitorial Cost	1.10/sf	24,445.30
Total Annual Effective Cost	\$20.52/sf	\$456,121.78

• **Current Lease:**

- **Location:** Sumner County – 393 Maple Street, Gallatin, TN
- **Landlord:** Maple Street Properties, LLC
- **Term:** 3 years (October 1, 2023 – September 30, 2026)
- **Area:** 22,223 Square Feet
- **Costs:**

Expense Category	Cost/sf	Annual Cost
Annual Contract Rent (Office):	\$11.86/sf	\$263,520.36
Estimated Annual Utility Cost	1.75/sf	38,890.25
Estimated Annual Janitorial Cost	1.10/sf	24,445.30
Total Annual Effective Cost	\$14.71/sf	\$326,855.91

- **Source of Funding:** FRF
- **Procurement Method:** Advertised
- **FRF Rate:** \$19.00

Comment: This lease will provide office space for Department of Human Services and Department of Children's Services. One proposal from one proposer was received and evaluated. The rent will be \$0.00/sf for first two months of the new lease term. The lease is estimated to commence January 2027.

Termination for Convenience is waived for the first 60 months of the 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: 09/21/2026 Approved a lease

TENNESSEE WILDLIFE RESOURCES AGENCY

Acquisition – Lease (Land)

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

Transaction Description: Transaction No. 26-02-004

- **Proposed Lease:**
 - **Location:** North Cumberland Wildlife Management Area
Campbell County – 1,551.58 +/- acres 0 Primroy Road, Duff, TN
 - **Landlord:** CF Ataya LLC
 - **Term:** 25-years
 - **Area/Costs:** 1,551.58 +/- acres/\$3,100.00 annually
- **Source of Funding:** 26/27 TWRA Op Funds (A)

Comment: TWRA requests approval to lease this property which is adjacent to the Tackett Creek Unit over which TWRA has an existing conservation easement. The expansion of Tackett Creek Unit to include this property will provide additional hunting land for the public.

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.

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

Minutes: 09/21/2026 Approved a lease with wavier of appraisal

TENNESSEE WILDLIFE RESOURCES AGENCY

Acquisition – Fee (Purchase)

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

Transaction Description: Transaction No. 26-06-008

- **Location:** Luper Mountain Wildlife Management Area Lonestar Unit
Cumberland County- 0.67 +/- acres- 0 Millstone Mountain Road, Rockwood, TN
- **Owner:** Donnie Lee Jones, Sr., Benjamin Lee Jones, Donnie Lee Jones, Jr., and Robbie Lee Jones, as Joint Tenants with Right of Survivorship
- **Purchase Price:** \$200,000.00
- **Source of Funding:** 26/27 State Lands Acquisition Fund (A) and 26/27 TWRA Op Funds (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 property is a one lane gravel road necessary to secure emergency access to the Cumberland Trail and provide access to build necessary sections of the trail. TWRA is requesting approval to acquire a 2,937 foot segment of the north half of the road on property adjacent to Luper Mountain WMA Lonestar Unit.

TWRA requests to waive the appraisal because the cost to build a new road is anticipated to exceed the purchase price for the existing road. The Seller has agreed to construct a fence along the northern edge of the road to clearly mark Seller's property line.

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: 03/09/2026
- Purchase Price: \$0.00 (Intra-family transfer)
- Property Assessor's Value: \$93,400.00 (larger tract)
- Square Footage Improvements: N/A

Minutes: 09/21/2026 Approved acquisition in fee with waiver of appraisal

TENNESSEE WILDLIFE RESOURCES AGENCY

Disposal – Lease

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

Transaction Description: Transaction No. 26-05-012

- **Location:** Goodfield Chickamauga Reservoir
Meigs County – 1.5 +/- acres - 0 Jim Hale Lane, Decatur, TN
- **Tenant:** Meigs County Government
- **Term:** Twenty-five years
- **Area/Costs:** No Cost/Public Purpose

Comment: The purpose of this lease is to allow Meigs County to install a grant funded adaptive launch area for the public at Goodfield Chickamauga Reservoir. Tennessee Wildlife Resources Agency is requesting to dispose of 1.5 +/- acres to Meigs County Government.

Waiver of appraisal requested as this is a disposal to local government for public use. Advertisement is not required since the tenant is a governmental entity.

Either party may terminate this lease for convenience at any time with 30 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: 09/21/2026 Approved disposal by lease with waiver of appraisal

Approved:

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