

MINUTES
STATE BUILDING COMMISSION
Executive Subcommittee
April 20, 2015

The State Building Commission Executive Subcommittee met this day at 11:00 a.m. in House Hearing Room 30, Legislative Plaza, Nashville, Tennessee with the following members and Departments present. Commissioner Martin called the meeting to order at 11:00 a.m. and requested action on the following matters as presented by State Architect Peter Heimbach.

MEMBERS PRESENT

Larry Martin, Commissioner, Department of Finance and Administration
Tre Hargett, Secretary of State
Justin Wilson, Comptroller of the Treasury
David Lillard, State Treasurer

ORGANIZATION

- Tennessee Board of Regents
- Department of General Services
- State Building Commission

PRESENTER

Dick Tracy
John Hull
Peter Heimbach

CONSENT AGENDA

Approved the following real property transactions which had been reviewed and recommended for approval by Subcommittee staff:

- A. Agency: Tennessee Board of Regents – Putnam County
Transaction: Acquisition – Fee (Purchase)
Provision: Waiver of advertisement and one appraisal

- B. Agency: Tennessee Board of Regents – Putnam County
Transaction: Acquisition – Fee (Purchase)
Provision: Waiver of advertisement and one appraisal

- C. Agency: Department of Intellectual and Developmental Disabilities – Davidson County
Transaction: Disposal – Lease Amendment

- D. Agency: Department of Agriculture – Bledsoe County
Transaction: Disposal – Lease (Land)
Provision: Waiver of advertisement and appraisals

- E. Agency: Department of Agriculture – Chester County
Transaction: Disposal – Fee
Provision: Waiver of advertisement and one appraisal

- F. Agency: Department of Agriculture – Hardeman County
Transaction: Acquisition – Fee (Purchase)
Provision: Waiver of advertisement and one appraisal

- G. Agency: Department of Agriculture – Blount County
Transaction: Disposal – Fee
Provision: Waiver of advertisement and appraisals

- H. Agency: Tennessee Wildlife Resources Agency – Robertson County
Transaction: Acquisition – Fee (Purchase)
Provision: Waiver of advertisement and one appraisal

- I. Agency: Tennessee Wildlife Resources Agency – Lake County
Transaction: Disposal – Fee
Provision: Waiver of advertisement and appraisals

- J. Agency: Tennessee Wildlife Resources Agency – Campbell County
Transaction: Disposal – Easement (Well Site & Pipeline)
Provision: Waiver of advertisement and appraisals

- K. Agency: **Department of Environment & Conservation – Maury County**
Transaction: Acquisition – Easement (Conservation)
Provision: Waiver of advertisement and appraisals
- L. Agency: **Department of Environment & Conservation – White County**
Transaction: Acquisition – Fee (Purchase)
Provision: Waiver of advertisement and one appraisal
- M. Agency: **Department of Environment & Conservation – Wilson County**
Transaction: Acquisition – Fee (Purchase)
Provision: Waiver of advertisement and one appraisal
- N. Agency: **Department of Environment & Conservation – Jackson County**
Transaction: Acquisition – Fee (Purchase)
Provision: Waiver of advertisement and one appraisal
- O. Agency: **Department of Environment & Conservation – Hamilton County**
Transaction: Acquisition – Fee (Purchase)
Provision: Waiver of advertisement and one appraisal
- P. Agency: **Department of Environment & Conservation – Campbell County**
Transaction: Acquisition – Fee (Purchase)
Provision: Waiver of advertisement and one appraisal
- Q. Agency: **Department of Environment & Conservation – Fentress County**
Transaction: Acquisition – Fee (Purchase)
Provision: Waiver of advertisement and one appraisal
- R. Agency: **Department of Environment & Conservation – Davidson County**
Transaction: Acquisition – Fee (Purchase)
Provision: Waiver of advertisement and one appraisal

TENNESSEE BOARD OF REGENTS

Tennessee Technological University, Cookeville, Putnam County, Tennessee

Requested Action: Approval of project, budget, scope and source of funding

Project Title: Demolition - 707 Mahler Avenue

Project Description: This project provides for the demolition at 707 Mahler Avenue in Cookeville, Tennessee in accordance with TTU's 2014 Master Plan.

SBC Number: 166/011-05-2015

Total Project Budget: \$30,000.00

Source of Funding: \$30,000.00 Plant (Non-Auxiliary) (A)

Comment: The building was constructed in 1973. The property will be used as campus parking. THC review is not necessary because the building is less than 50 years.

Minutes: 04/20/2015 ESC Approved a project, budget, scope and source of funding.

TENNESSEE BOARD OF REGENTS

Tennessee Technological University, Cookeville, Putnam County, Tennessee

Requested Action: Approval of project, budget, scope and source of funding

Project Title: Demolition - 715 Mahler Avenue

Project Description: This project provides for the demolition at 715 Mahler Avenue in Cookeville, Tennessee in accordance with TTU's 2014 Master Plan.

SBC Number: 166/011-04-2015

Total Project Budget: \$15,000.00

Source of Funding: \$15,000.00 Plant (Non-Auxiliary) (A)

Comment: The building was constructed in 1960. The property will be used as campus parking. The THC has determined that this project will not adversely affect this State-owned resource of 50+ years, and no further action is necessary.

Minutes: 04/20/2015 ESC Approved a project, budget, scope and source of funding.

TENNESSEE BOARD OF REGENTS

Disposal – Lease (Space)

Requested Action: Approval of a lease

Transaction Description: Transaction No. 15-04-902 (Baltz)

- **Proposed Lease**

- **Location:** Tennessee College of Applied Technology (TCAT)-Murfreesboro
Rutherford County – 912 Nissan Boulevard, Smyrna, Tennessee
- **Lessee:** Nissan North America, Inc.
- **Term:** Ten years with two consecutive ten year renewal options
- **Area / Costs:** 53,583 square feet + 48,709 shared common space
Lump Sum Contract Rent (1 payment) \$1,900,000.00 \$18.22/sf

- **Source of Funding:** Current Funds – Capital Outlay
Gifts

- **Procurement Method:** Negotiated

- **FRF Rate:** \$18.00 (for reference only)

Comment: TBR / TCAT-Murfreesboro received \$35,400,000 in capital outlay funds (total project \$37,300,000) for a facility (Nissan Education and Training Facility, SBC #166/074-01-2013) to be used jointly with Nissan North America, Inc. for TCAT programs and Nissan training. Nissan will also pay its pro rata share of maintenance, utility and janitorial costs in the 161,986 square foot building.

Minutes: 4/20/2015 Approved a lease.

DEPARTMENT OF GENERAL SERVICES

Acquisition – Lease (Space)

Requested Action: Approval of a lease

Transaction Description: Transaction No. 14-02-903 (JLL)

● **Proposed Lease**

- Location: Davidson County – 200 Athens Way, Nashville, TN
- Landlord: IPC Metro Center, LLC
- Term: A 23-month (+/-) reconfiguration period and a primary term of 15 years
- Area / Costs: **100,052 Rentable Square Feet (rsf)**

First Year Rent (Primary Term):	\$ 850,442.00	@\$17.00/sf
Average Annual Rent:	\$1,903,856.16	@\$19.60/sf
Operating Expenses:	\$ 107,975.20	@ 1.08/sf
Total Average Annual Cost (estimated):	\$2,045,488.87	@ 20.68/sf

● **Current Lease**

- Location: Davidson County – 200 Athens Way, Nashville, TN
- Landlord: IPC Metro Center, LLC
- Area / Costs: **142,784 Rentable Square Feet (rsf)**

Average Annual Rent Including Janitorial & Utilities:	\$2,246,160.52	@\$15.73/sf
Total Average Annual Cost:	\$2,246,160.52	@\$15.73/sf

- **Source of Funding:** FRF Operating Fund
- **Procurement Method:** Qualitative
- **FRF Rate:** \$18.00

Comment: Office space for the Department of Human Services for the Disability Determination Services staff. The Qualitative and Cost factors were weighted 40 percent and 60 percent respectively.

This lease contains the right to terminate for cause and for convenience. The right to terminate for cause is in the State's standard language with the exception that there is no termination for availability of State owned space until after the first year of the term. The lease contains a right to terminate for convenience, on-going, after the tenth year. The termination fee associated with the right to terminate for cause or convenience is equal to the unamortized tenant improvement allowance and transaction expenses, calculated at five percent (for convenience only).

The State has agreed to a Reconfiguration Period where the Landlord will renovate the space while the agency occupies the premises. The State has been offered a continuation of rent at below market rate of \$15.86 psf, for space that will be included in the new lease, until the Leased Premises is fully renovated. Additionally, the square footage the State currently occupies, but will relinquish after renovations are complete, has been offered as "Swing Space" at a rate of \$10.00 psf. The State will pay no rent on space that is under construction.

Department of General Services Transaction No. 14-02-903 – continued:

This lease is a Base Year Gross Lease. In year one, the Landlord is responsible for all operating expenses associated with the building. In the subsequent years, the State is responsible for any increases over the base year. Controllable expenses are capped at 3% over the prior year.

Through more efficient use of the space, the total rentable square footage will be reduced from 142,784 square feet to 100,052 square feet. Jones Lang LaSalle commission amount is \$926,538 and the rebate to the state is \$142,807.75.

Minutes:

04/20/2015 Deputy Commissioner John Hull presented the transaction. Comptroller Wilson stated that they had just received the computations regarding the Jones Lang LaSalle commission and rebate to the State that morning. He said he would agree to the transaction but the commission and rebate amounts would be subject to confirmation. Treasurer Lillard asked the Comptroller if his office had any issues with the procurement. The Comptroller responded that it was not as smooth as it should be, and there were issues, but those were being resolved. Subcommittee approved the request for a lease.

DEPARTMENT OF GENERAL SERVICES

Lease Build-Out, Nashville, Davidson County, Tennessee

Requested Action: Approval of project, budget, scope, source(s) of funding and proceeding with the process to select a designer

Project Title: Design Services for Lease Build-Out

Project Description: Development of tenant improvement construction documents for Disability Determination Services staff in Nashville.

SBC Number: 529/000-02-2015

Total Project Budget: \$290,000.00

Source of Funding: \$290,000.00 14/15 FRF OperFunds (501.03)

Comment: The work agreement attached to the lease requires a State engaged designer to provide design services through the construction document phase. The lease requires that the landlord provide an allowance to offset the design costs of the State. It is anticipated that the allowance will fund most, if not all, of the costs of the design services.

Previous Action: 03/12/2015 SBC Referred to ESC with authority to act.

Minutes: 04/20/2015 ESC Approved a project, budget, scope, source(s) of funding and proceeding with the process to select a designer.

DEPARTMENT OF GENERAL SERVICES

Report Item:

Pursuant to State Building Commission Policy and Procedures, Item 8.01 (J) Report Item as approved on September 19, 2011.

For all acquisition and disposals of interest in real property, closed in the previous quarter, that have been previously approved by the Executive Subcommittee, the following information shall be reported back to the Executive Sub Committee by STREAM on a quarterly basis (January 1, 2015 – March 31, 2015).

1. Resulting appraisal value(s)
2. Final purchase or sales price
3. Amount(s) and source of funding used or received
4. 3rd Party Costs

Minutes: 04/20/2015 Subcommittee acknowledged receipt of the report.

STATE BUILDING COMMISSION

Minutes of Executive Subcommittee Meeting

- 1) Approved the Minutes of the Executive Subcommittee meeting held on March 23, 2015.

Designer Selections

- 1) Report acknowledged on SBC Policy 4.01D – Standard Form of Agreement Between Owner and Designer not executed with 180 days:

Project: Tennessee College Applied Technology Improvements
SBC Number: 166/000-04-2013
Designer: Hefferlin + Kronenberg Architects (East) and Bragazna Associates (West)
Approval Date: Project (July 11, 2013); designers (July 30, 2013)
Comment: The agreements for these services have not been executed, pending completion of the TCAT Master Plan and the subsequent expansion of the project. The Master Plan is complete and the expanded project and request for a third designer was approved by the SBC on March 12, 2015. All three designer contracts are expected to be executed in July 2015.

- 2) Report acknowledged of the following designer selection for a project below the major maintenance threshold as delegated to the State Architect:

Location: Cleveland State Community College
Project Title: Library Roof Replacement
Project Budget: \$470,000
SBC Project No. 166/013-01-2015
Designer: DESIGN INNOVATION ARCHITECTS

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) **J. R. Fleming Training Center**
(HVAC and EMS Upgrades)
Total Project Budget: \$870,000
SBC Project No. 402/002-01-2012
Designer: **ENGINEERING SERVICES GROUP**

- 2) **West TN Regional Health Office**
(Office Renovations)
Total Project Budget: \$2,590,752.94
SBC Project No. 408/005-01-2015
Designer: **GOULD TURNER GROUP**

- | | |
|---|--|
| <p>3) Department of Correction – Statewide
 (Detention Hardware Consultant)
 Total Project Budget: \$90,000
 SBC Project No. 140/001-03-2013
 Designer: ROSSER INTERNATIONAL</p> | <p>6) Jackson State Community College
 (Restroom Renovations)
 Total Project Budget: \$250,000
 SBC Project No. 166/019-01-2015
 Designer: BRAGANZA DESIGN / GROUP</p> |
| <p>4) Department of General Services
 (Design Services for Lease Build-Out)
 Total Project Budget: \$3,325,000
 SBC Project No. 529/000-02-2015
 Designer: GOODWYN MILLS CAWOOD</p> | <p>7) Northeast State Community College
 (Gray Campus Code and HVAC Corrections)
 Total Project Budget: \$250,000
 SBC Project No. 166/038-01-2015
 Designer: SHAW & SHANKS ARCHITECTS</p> |
| <p>5) University of Tennessee Chattanooga
 (Parking Lot Improvements 2012-2013)
 Total Project Budget: \$800,000
 SBC Project No. 540/005-02-2014
 Designer: BARGE WAGGONER SUMNER CANNON</p> | <p>8) TCAT – Memphis Area
 (Roofs)
 Total Project Budget: \$1,100,000
 SBC Project No. 166/000-01-2011
 Designer: THE HORRELL GROUP</p> |
| | <p>9) TCAT – Middle Tennessee
 (Improvements)
 Total Project Budget: \$24,600,000
 SBC Project No. 166/000-04-2013
 Designer: JOHNSON JOHNSON CRABTREE</p> |

Submitted Reports

- 1) Report received of TWRA's **Annual Crop Lease Report** for 2014 in accordance with Item 7.05(B) of the *SBC By-laws, Policy & Procedures*.

Other Business

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

TENNESSEE BOARD OF REGENTSAcquisition – Fee (Purchase)

Requested Action: Approval to obtain title work, appraisal, survey, environmental assessment and exercise option to acquire, not to exceed fair market value, with waiver of advertisement and one appraisal

Transaction Description: Transaction No.15-03-007 (Maholland)
 ● **Location:** Tennessee Technological University
 Putnam County – .20+/- acres – 707 Mahler Avenue – Cookeville, TN
 ● **Owner(s):** John B. Magura
 ● **Estimated Purchase Price:** Fair Market Value
 ● **Source of Funding:** Plant (Non-Auxiliary) (A)

Comment: The property is in TTU's 2014 Master Plan and will be used for parking.

Date of Last Transfer: April 12, 1996
 Purchase Price: \$150,000
 Property Assessor's Value: \$171,500
 Square Footage Improvements: 3,960

Minutes: 4/20/2015 Approved obtaining title work, appraisal, survey, environmental assessment and exercise option to acquire, not to exceed fair market value, with waiver of advertisement and one appraisal.

TENNESSEE BOARD OF REGENTSAcquisition – Fee (Purchase)

Requested Action: Approval to obtain title work, appraisal, survey, environmental assessment and exercise option to acquire, not to exceed fair market value, with waiver of advertisement and one appraisal

Transaction Description: Transaction No. 15-03-008 (Maholland)

- **Location:** Tennessee Technological University
Putnam County – .20+/- acres – 715 Mahler Avenue – Cookeville, TN
- **Owner(s):** Jessie Lee Bonnett
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** Plant (Non-Auxiliary) (A)

Comment: The property is in TTU's 2014 Master Plan and will be used for parking.

Date of Last Transfer: June 11, 2013
 Purchase Price: Inheritance
 Property Assessor's Value: \$111,500
 Square Footage Improvements: 1860

Minutes: 4/20/2015 Approved obtaining title work, appraisal, survey, environmental assessment and exercise option to acquire, not to exceed fair market value, with waiver of advertisement and one appraisal.

DEPARTMENT OF INTELLECTUAL AND DEVELOPMENTAL DISABILITIES

Disposal - Lease Amendment

Requested Action:	Approval of an amendment to the lease
Transaction Description:	Transaction No. 12-05-001 (Baugh)
<ul style="list-style-type: none"> ● Proposed Amendment <ul style="list-style-type: none"> ○ Area / Costs: Rosewood, Magnolia, Walnut and Cypress Cottages @ \$20,173.33/monthly ● Current Lease <ul style="list-style-type: none"> ○ Location: Davidson County – 275 Stewarts Ferry Pike, Nashville, TN ○ Tenant: G4S Youth Services, LLC ○ Term: June 15, 2012 through June 30, 2016 ○ Area / Costs: Magnolia, Walnut and Cypress Cottages @ \$15,130/monthly 	
Comment:	Tenant has requested to lease an additional cottage to better provide services under its contract with Department of Children's Services.
Previous Action:	05/23/2012 Approved disposal by lease with waiver of advertisement and one appraisal, contingent upon approval of DCS contract.
Minutes:	04/20/2015 Approved amendment to the lease.

DEPARTMENT OF AGRICULTURE

Disposal – Lease (Land)

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

Transaction Description: Transaction No. 15-03-006 (Baugh)

- **Location:** Bledsoe County – 1.5+/-acres – Bledsoe State Forest, Pikeville, TN
- **Proposed Lease**
 - **Tenant:** Bledsoe County
 - **Term:** Ten years with two ten year extensions
 - **Area / Costs:** Mutual Benefit
- **Source of Funding:** Bledsoe County (REM fees) (0)

Comment: The County has been using a small portion of Bledsoe State Forest (BLSF) for a trash collection and compactor site. The trash collection facility has benefited BLSF as illegal dumping has been greatly reduced.

Minutes: 04/20/2015 Approved disposal by lease with waiver of advertisement and appraisals.

DEPARTMENT OF AGRICULTUREDisposal – Fee

Requested Action: Approval of disposal in fee with waiver of advertisement and one appraisal

Transaction Description: Transaction No. 13-04-018 (Baugh)
 ● **Location:** Chickasaw State Park
 Chester County – .62+/-acres – Chickasaw State Forest, Medon, TN
 ● **Estimated Sale Price:** Fair Market Value
 ● **Grantee:** Bethel Baptist Church

Comment: Bethel Baptist Church requests to swap privately owned land for state land, both adjacent to Chickasaw State Forest. This will be an equal value land swap to address an encroachment. Bethel Baptist Church will have to obtain release of the federal rights encumbering the property prior to closing. The State will retain the rights to cut the timber on the property for 24 months from the date of transfer.

Date of Last Transfer: October 4, 1995
 Previous Owner: U.S. Government – USFS
 Original Cost to State: \$0.00
 Square Footage Improvements: None

Minutes: 04/20/2015 Approved disposal in fee with waiver of advertisement and one appraisal.

DEPARTMENT OF AGRICULTUREAcquisition – Fee (Purchase)

Requested Action:	Approval to obtain title work, survey, environmental assessment and to exercise option to acquire as part of an equal value exchange, with waiver of advertisement one appraisal	
Transaction Description:	Transaction No. 13-01-017 (Maxwell)	
• Location:	Hardeman County – 1.3+/-acres – Highway 100 South, Medon, TN	
• Owner(s):	Bethel Baptist Church	
• Estimated Purchase Price:	Fair Market Value	
• Source of Funding:	Bethel Baptist Church	
Comment:	Bethel Baptist Church requests to swap privately owned land for state land, both adjacent to Chickasaw State Forest. This will be an equal value land swap to address an encroachment.	
	Date of Last Transfer:	January 26,2014
	Purchase Price:	n/a
	Property Assessor's Value:	\$1,000
	Square Footage Improvements:	None
Minutes:	04/20/2015	Approved obtaining title work, survey, environmental assessment and to exercise option to acquire as part of an equal value exchange, with waiver of advertisement one appraisal.

DEPARTMENT OF AGRICULTURE

Disposal – Fee

Requested Action: Approval of disposal in fee with waiver of advertisement and appraisals

Transaction Description: Transaction No. 15-04-002 (Baugh)

- **Location:** Blount County – 1.0+/-acres
- **Estimated Sale Price:** No Cost
- **Grantee:** Vestal Lumber & Manufacturing Company
- **Source of Funding:** 14/15 Ag. Operational Funds (REM fees) (A)

Comment: The property was used for a forest fire lookout tower. Per the reversionary clause in the deed vesting title to the State, the title is to revert to the original owner once the State no longer uses the property for a fire lookout tower.

Date of Last Transfer: April 18, 1950
 Previous Owner: Vestal Lumber & Manufacturing Company
 Original Cost to State: \$1.00
 Square Footage Improvements: n/a

Minutes: 04/20/2015 Approved disposal in fee with waiver of advertisement and appraisals.

TENNESSEE WILDLIFE RESOURCES AGENCY

Acquisition – Fee (Purchase)

Requested Action: Approval to obtain title work, appraisal, survey, and environmental assessment, and to exercise option to acquire, not to exceed fair market value, with waiver of advertisement and one appraisal

Transaction Description: Transaction No. 15-03-020 (Berry)

- **Location:** Robertson County- (two tracts) 41.6+/-acres – 4753 Carter Rd. & Dunn Rd., Springfield, TN
- **Owner(s):** Freddy L. & Judith H. Johnson
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** 14/15 Wetlands Acquisition Fund (A)

Comment: Per TCA 11-14-402, this property is on the wetlands priority list and has been approved for purchase by the Commissioner of the Department of Agriculture and Executive Director of Tennessee Wildlife Resources Agency. The property is contiguous to the Cedar Hill Swamp Wildlife Management Area. No additional management costs are anticipated with this acquisition.

Date of Last Transfer:	November 13, 1967
Purchase Price:	n/a
Property Assessor's Value:	\$942,000 (179.87 acres)
Square Footage Improvements:	3,256

Date of Last Transfer:	February 26, 1996
Purchase Price:	\$100,000
Property Assessor's Value:	\$290,000 (74.81 acres)
Square Footage Improvements:	None

Minutes: 04/20/2015 Approved obtaining title work, appraisal, survey, and environmental assessment, and to exercise option to acquire, not to exceed fair market value, with waiver of advertisement and one appraisal.

TENNESSEE WILDLIFE RESOURCES AGENCY

Disposal – Fee

Requested Action: Approval of disposal in fee with waiver of advertisement and appraisals

Transaction Description: Transaction No. 15-03-022 (Baugh)

- **Location:** Lake County – 2.0+/-acres – Reelfoot Lake – Sunkist Beach Rd., Tiptonville, TN
- **Estimated Sale Price:** No Cost – Mutual Benefit
- **Grantee** Lake County Government

Comment: The agency requests to gift the land to Lake County, as the land has minimal recreational value to the State and there is an ongoing cost to maintain the area. The land is contiguous to recreational area already owned and operated by Lake County. The property is a portion of the 15,620 acre parent parcel. The conveyance deed will provide that the property reverts to the State if not used for a public purpose.

Date of Last Transfer: November 12, 1928
 Previous Owners: Lizzie Hines, Willie Jones
 Original Cost to State: \$10.00
 Square Footage Improvements: None

Minutes: 04/20/2015 Approved disposal in fee with waiver of advertisement and appraisals.

TENNESSEE WILDLIFE RESOURCES AGENCY

Disposal – Easement (Well Site & Pipeline)

Requested Action: Approval of disposal by easement with waiver of advertisement and appraisals

Transaction Description: Transaction No. *Multiple* (Berry)
 • Location: Campbell County – North Cumberland Wildlife Management Area
 • Grantee: Knox Energy, LLC
 • Source of Funding: Knox Energy, LLC (REM fees) (O)

Comment: Knox Energy is constructing a gas well and pipeline with access needed on North Cumberland WMA. Mineral rights are not owned by the State. Knox Energy has agreed to the use of easement in lieu of fee transfers for the following:

<u>Trans. No.</u>	<u>Acres</u>	<u>Est. Sale Price</u>	<u>Well Site</u>
15-03-023	2.96	\$500.00	AH-1056
15-03-024	1.64	\$500.00	AH-1032
15-03-025	6.88	\$721.55	AH-1052
15-03-026	3.46	\$500.00	AH-1054
15-03-028	1.52	\$500.00	AH-1050

Date of Last Transfer: January 28, 2003
 Original Cost to State \$3,453,500

Minutes: 04/20/2015 Approved disposal by easement with waiver of advertisement and appraisals.

DEPARTMENT OF ENVIRONMENT AND CONSERVATIONAcquisition – Easement (Conservation)

Requested Action: Approval to accept conservation easement with waiver of advertisement and appraisals

Transaction Description: Transaction No 15-03-012 (Maxwell)
 ● **Location:** Maury County – 90+/-acres – Kedron Rd., Spring Hill, TN
 ● **Owner(s):** Civil War Preservation Trust
 ● **Estimated Purchase Price:** Gift
 ● **Source of Funding:** Civil War Trust (REM fees) (O)

Comment: The Civil War Trust requests that Tennessee Historical Commission (THC) hold a conservation easement for the preservation of the Battle of Spring Hill, known as the Weaver tract. The THC has agreed to hold the conservation easement in perpetuity.

Date of Last Transfer: June 7, 1996
 Purchase Price: \$880,000
 Property Assessor's Value: \$1,647,000
 Square Footage Improvements: None

Minutes: 04/20/2015 Approved acceptance of conservation easement with waiver of advertisement and appraisals.

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Acquisition – Fee (Purchase)

Requested Action: Approval to obtain title work, appraisal, survey, and environmental assessment, and to exercise option to acquire, not to exceed fair market value, with waiver of advertisement and one appraisal

Transaction Description: Transaction No. 15-03-013 (Maxwell)

- **Location:** Burgess Falls State Park
White County – 5.06+/-acres – 232 Frank Massa Rd., Sparta, TN
- **Owner(s):** Gary & Merlene Dill
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** 14/15 State Lands Acquisition Fund (A)

Comment: Per TCA 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 property is contiguous to the Burgess Falls State Park and the purchase of the property will allow for the protection of the park and hiking trails. No additional management costs are anticipated with this transaction.

Date of Last Transfer: June 13, 1991
Purchase Price: \$20,000
Property Assessor’s Value: \$80,100
Square Footage Improvements: None

Minutes: 04/20/2015 Approved obtaining title work, appraisal, survey, and environmental assessment, and to exercise option to acquire, not to exceed fair market value, with waiver of advertisement and one appraisal.

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Acquisition – Fee (Purchase)

Requested Action: Approval to obtain title work, appraisal, survey, and environmental assessment, and to exercise option to acquire, not to exceed fair market value, with waiver of advertisement and one appraisal

Transaction Description: Transaction No. 15-03-014 (Maxwell)

- **Location:** Cedars of Lebanon State Park
Wilson County – 12.67+/-acres – Steeplechase Dr., Lebanon, TN
- **Owner(s):** James & Edith Deloach
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** 14/15 State Lands Acquisition Fund (A)

Comment: Per TCA 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 Director of Tennessee Wildlife Resources Agency. This tract is contiguous to the Cedars of Lebanon State Park and the purchase of this tract will allow for preservation and protection of the Grotto Pit natural area. No additional management costs are anticipated with this transaction.

Date of Last Transfer:	February 26, 2001
Purchase Price:	\$60,000
Property Assessor's Value:	\$78,100
Square Footage Improvements:	None

Minutes: 04/20/2015 Approved obtaining title work, appraisal, survey, and environmental assessment, and to exercise option to acquire, not to exceed fair market value, with waiver of advertisement and one appraisal.

DEPARTMENT OF ENVIRONMENT AND CONSERVATIONAcquisition – Fee (Purchase)

Requested Action: Approval to obtain title work, appraisal, survey, and environmental assessment, and exercise option to acquire, not to exceed fair market value, with waiver of advertisement and one appraisal

Transaction Description: Transaction No. 15-03-011 (Maxwell)

- **Location:** Cummins Falls State Park
Jackson County – 70.34+/-acres – Blackburn Ford Rd., Gainesboro, TN
- **Owner(s):** Cummins Real Estate Holdings, LLC
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** 14/15 State Lands Acquisition Fund (A)

Comment: Per TCA 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 purchase of this property will allow for protection of viewshed, watershed and wildlife at Cummins Falls State Park. No additional management costs are anticipated with this acquisition.

Date of Last Transfer: January 10, 2014
Purchase Price: \$351,600
Property Assessor's Value: \$217,200
Square Footage Improvements: None

Minutes: 04/20/2015 Approved obtaining title work, appraisal, survey, and environmental assessment, and exercise option to acquire, not to exceed fair market value, with waiver of advertisement and one appraisal.

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Acquisition – Fee (Purchase)

Requested Action: Approval to obtain title work, appraisal, survey, and environmental assessment, and exercise option to acquire, not to exceed fair market value, with waiver of advertisement and one appraisal

Transaction Description: Transaction No. 15-03-016 (Maxwell)

- **Location:** Justin P. Wilson Cumberland Trail State Scenic Trail
Hamilton County – 383+/-acres – Barton Hollow Rd., Chattanooga, TN
- **Owner(s):** Chattanooga Audubon Society
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** 14/15 State Lands Acquisition Fund (A)
TEA-21 Viewshed (F)

Comment: Per TCA 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 purchase of this property will allow for continuation of the Cumberland Trail and for preservation of endangered species. No additional management costs are anticipated with this acquisition.

Date of Last Transfer: June 21, 2000
Purchase Price: N/A
Property Assessor's Value: \$873,900 (322.10 acres)

Date of Last Transfer: December 30, 1984
Purchase Price: \$4,500
Property Assessor's Value: \$40,000 (.51 acres)

Date of Last Transfer: December 21, 1982
Purchase Price: \$5,875
Property Assessor's Value: \$40,000 (.82 acres)

Date of Last Transfer: May 15, 1981
Purchase Price: N/A
Property Assessor's Value: \$97,800 (23.00 acres)

Date of Last Transfer: May 15, 1981
Purchase Price: N/A
Property Assessor's Value: \$12,000 (.77 acres)

Minutes: 04/20/2015 Approved obtaining title work, appraisal, survey, and environmental assessment, and exercise option to acquire, not to exceed fair market value, with waiver of advertisement and one appraisal.

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Acquisition – Fee (Purchase)

Requested Action: Approval to obtain title work, appraisal, survey, and environmental assessment, and exercise option to acquire, not to exceed fair market value, with waiver of advertisement and one appraisal

Transaction Description: Transaction No. 15-03-017 (Maxwell)

- **Location:** Justin P. Wilson Cumberland Trail State Park
Campbell County – 245+/-acres – Duff Rd., La Follette, TN
- **Owner(s):** Mt. Cloud Inc.
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** 14/15 State Lands Acquisition Fund (A)

Comment: Per TCA 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 purchase of this property will allow for the protection of the rock formation known as the Chimney Rocks. Also, the site includes property for trailhead and trail development adjacent to the Cumberland Trail. No additional management costs are anticipated with this transaction.

Date of Last Transfer: October 25, 2007
 Purchase Price: n/a
 Property Assessor's Value: \$1,105,800 (1,261 acres)
 Square Footage Improvements: 2,048

Minutes: 04/20/2015 Approved obtaining title work, appraisal, survey, and environmental assessment, and exercise option to acquire, not to exceed fair market value, with waiver of advertisement and one appraisal.

DEPARTMENT OF ENVIRONMENT AND CONSERVATIONAcquisition – Fee (Purchase)

Requested Action: Approval to obtain title work, appraisal, survey, and environmental assessment, and exercise option to acquire, not to exceed fair market value, with waiver of advertisement and one appraisal

Transaction Description: Transaction No. 15-03-015 (Maxwell)
 ● **Location:** Pogue Creek Canyon State Natural Area
 Fentress County – 146.71 +/- acres – Divide Rd., Jamestown, TN
 ● **Owner(s):** Mary Lynn Dobson
 ● **Estimated Purchase Price:** Fair Market Value
 ● **Source of Funding:** 14/15 State Lands Acquisition Fund (A)

Comment: Per TCA 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 property is contiguous to Pogue Creek Canyon State Natural Area and the purchase of this property will protect viewshed. No additional management costs are anticipated with this transaction.

Date of Last Transfer: August 8, 2007
 Purchase Price: \$535,000
 Property Assessor's Value: \$374,100
 Square Footage Improvements: n/a

Minutes: 04/20/2015 Approved obtaining title work, appraisal, survey, and environmental assessment, and exercise option to acquire, not to exceed fair market value, with waiver of advertisement and one appraisal.

DEPARTMENT OF ENVIRONMENT AND CONSERVATIONAcquisition – Fee (Purchase)

Requested Action: Approval to obtain title work, appraisal, survey, and environmental assessment, and exercise option to acquire, not to exceed fair market value, with waiver of advertisement and one appraisal

Transaction Description: Transaction No. 15-03-010 (Maxwell)

- **Location:** Long Hunter State Park
Davidson County – 34+/-acres – Couchville Pike, Hermitage, TN
- **Owner(s):** Men of Valor
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** 14/15 State Lands Acquisition Fund (A)

Comment: Per TCA 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 property is contiguous to Long Hunter State Park and the purchase of this property will preserve the Bryant Grove hiking trail. No additional management costs are anticipated with this transaction.

Date of Last Transfer: August 12, 2008
Purchase Price: \$845,000
Property Assessor's Value: \$28,616
Square Footage Improvements: n/a

Minutes: 04/20/2015 Approved obtaining title work, appraisal, survey, and environmental assessment, and exercise option to acquire, not to exceed fair market value, with waiver of advertisement and one appraisal.

Approved:



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