

MINUTES
STATE BUILDING COMMISSION
Executive Subcommittee
April 24, 2017

The State Building Commission Executive Subcommittee met this day at 11:00 a.m. in House Hearing Room 30 of the Legislative Plaza, Nashville, Tennessee, with the following members and Departments present. Commissioner Martin called the meeting to order at 11:04 a.m. and requested action on the following matters as presented by State Architect Ann McGauran.

MEMBERS PRESENT

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

ORGANIZATION

- University of Tennessee
- Tennessee Board of Regents
- Department of Correction
- Department of General Services
- Department of Environment & Conservation
- Department of Finance & Administration
- State Building Commission

PRESENTER

Michelle Crowder
Dick Tracy
John Hull
John Hull
Bill Avant
Eugene Neubert
Ann McGauran

OTHER PARTICIPANTS

Roger McCoy, Department of Environment & Conservation

CONSENT AGENDA

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

- A. Agency: University of Tennessee – Knox County
Transaction: Disposal – Easement (Utility)
Provision(s): Waiver of advertisement and appraisals

- B. Agency: University of Tennessee – Blount County
Transaction: Acquisition – Lease (Space)
Provision(s): n/a

- C. Agency: University of Tennessee – Shelby County
Transaction: Acquisition – Lease (Space)
Provision(s): Waiver of advertisement and appraisals

- D. Agency: Tennessee Board of Regents – Anderson County
Transaction: Acquisition – Fee (Gift)
Provision(s): Waiver of advertisement and appraisals

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

- F. Agency: Department of General Services – Davidson County
Transaction: Acquisition – Lease Amendment (Parking)
Provision(s): n/a

- G. Agency: Department of General Services – Dickson County
Transaction: Acquisition – Lease (Space)
Provision(s): n/a

- H. Agency: Department of Military – Marshall County
Transaction: Disposal – Fee
Provision(s): Waiver of advertisement and one appraisal

- I. Agency: Department of Military – Marshall County
Transaction: Disposal – Fee
Provision(s): Waiver of advertisement and appraisals

- J. Agency: Department of Military – Jefferson County
Transaction: Disposal – Easement (Other)
Provision(s): Waiver of advertisement and appraisals

- K. Agency: Department of Environment & Conservation – Maury County
Transaction: Acquisition – Fee (Purchase)
Provision(s): Waiver of advertisement and one appraisal

- L. Agency: Department of Environment & Conservation – Warren County
Transaction: Acquisition – Fee (Purchase)
Provision(s): Waiver of advertisement and one appraisal
- M. Agency: Department of Environment & Conservation – Warren County
Transaction: Acquisition – Fee (Purchase)
Provision(s): Waiver of advertisement and one appraisal
- N. Agency: Department of Environment & Conservation – Warren County
Transaction: Acquisition – Fee (Purchase)
Provision(s): Waiver of advertisement and one appraisal
- O. Agency: Department of Environment & Conservation – White County
Transaction: Acquisition – Fee (Purchase)
Provision(s): Waiver of advertisement and one appraisal
- P. Agency: Department of Transportation – Hamilton County
Transaction: Disposal – Lease (Land)
Provision(s): Waiver of advertisement and appraisals
- Q. Agency: Department of Transportation – Davidson County
Transaction: Disposal – Fee
Provision(s): Waiver of advertisement and one appraisal
- R. Agency: Department of Transportation – Henry County
Transaction: Acquisition – Fee (Purchase)
Provision(s): Waiver of advertisement and one appraisal
- S. Agency: Department of Transportation – Williamson County
Transaction: Disposal – Fee
Provision(s): Waiver of advertisement and one appraisal
- T. Agency: Tennessee Wildlife Resources Agency – Campbell County
Transaction: Acquisition – Fee (Purchase)
Provision(s): Waiver of advertisement and one appraisal
- U. Agency: Tennessee Wildlife Resources Agency – Roane County
Transaction: Acquisition – Fee (Gift)
Provision(s): Waiver of advertisement and appraisals
- V. Agency: Tennessee Wildlife Resources Agency – Dyer County
Transaction: Acquisition – Fee (Third Party)
Provision(s): n/a
- W. Agency: Tennessee Wildlife Resources Agency – Anderson County
Transaction: Disposal – Easement (Access)
Provision(s): Waiver of appraisals

UNIVERSITY OF TENNESSEE

University of Tennessee, Chattanooga, Hamilton County, Tennessee

Requested Action: **Approval of a project budget, scope, funding and source(s) of funding**

Project Title: Demolition - 723 McCallie Avenue

Project Description: This project provides for the demolition of 723 McCallie Avenue, Chattanooga, Tennessee.

SBC Number: 540/005-02-2017

Total Project Budget: \$38,000.00

Source of Funding: \$38,000.00 Plant Funds (Non-Auxiliary) (A)

Comment: This 2-story 4,350 +/- building was constructed in 1887 and was heavily modified during the 1970s or 1980s. The building is in poor condition and there are structural issues in the foundation and piers. The Tennessee Historical Commission has determined that this project will not adversely affect this State-owned resource and no further action is necessary.

SSC Report: 04/17/2017 Michelle Crowder summarized the transaction. Staff referred to Executive Subcommittee with recommendation.

Minutes: 04/24/2017 ESC Treasurer Lillard asked if the Historical Commission had been consulted and Michelle Crowder replied "yes". The subcommittee approved a project budget, scope, funding and source of funding.

UNIVERSITY OF TENNESSEE

University of Tennessee Health Science Center, Memphis, Shelby County, Tennessee

Requested Action: Approval to issue a Request for Proposals

Project Title: Energy Performance Contract

Project Description: This project will plan, assess, and evaluate campus wide building systems identifying improvements to reduce campus utility costs as identified in the feasibility study. It also includes replacement of mechanical, lighting, and plumbing equipment. Work to be executed in subprojects, and approved by UT Office of Capital Projects. A performance guarantee will be provided with all subprojects.

SBC Number: 540/013-05-2016

Total Project Budget: \$30,000,000.00

Current Project Funding: \$ 5,500,000.00
(if not fully funded)

Source of Funding: \$ 5,500,000.00 TSSBA (A)

Comment: This request is to issue an RFP for an Energy Service Company to evaluate and conduct the work needed for energy performance. A status report will be provided to the Office of the State Architect 18 months after approval.

Previous Action:

07/14/2016	SBC	Approved preplanning a project budget, scope, funding and sources of funding and proceeding with the process to select a designer.
11/10/2016	SBC	Approved utilizing campus consultant for design.
04/13/2017	SBC	Referred to ESC with authority to act

Minutes:

04/24/2017	ESC	Treasurer Lillard commended the University of Tennessee for working with the Office of the State Architect and staff to confirm that the contract contains our standard provisions for these types of items. The subcommittee approved issuing a Request for Proposals.
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TENNESSEE BOARD OF REGENTS

East Tennessee State University, Johnson City, Washington, Tennessee

Requested Action: **Approval of project, budget, scope, funding and source(s) of funding**

Project Title: Demolition – 820 W. Walnut Street

Project Description: This project provides for the demolition of 820 W Walnut Street in Johnson City, Tennessee in accordance with the ETSU 2014 Master Plan.

SBC Number: **166/005-02-2017**

Total Project Budget: \$20,000

Source of Funding: \$20,000 Plant Funds (Non-Auxiliary) (A)

Comment: This building is less than 50 years old and does not require Tennessee Historical Commission review.

Minutes: 04/24/2017 ESC Approved project, budget, scope, funding and source of funding.

TENNESSEE BOARD OF REGENTS

East Tennessee State University, Johnson City, Washington, Tennessee

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

Project Title: Demolition – 824 W. Walnut Street

Project Description: This project provides for the demolition of 824 W. Walnut Street in Johnson City, Tennessee in accordance with the ETSU 2014 Master Plan.

SBC Number: 166/005-03-2017

Total Project Budget: \$15,000

Source of Funding: \$15,000 Plant Funds (Non-Auxiliary) (A)

Comment: This building is less than 50 years old and does not require Tennessee Historical Commission review.

Minutes: 04/24/2017 ESC Approved project, budget, scope, funding and source of funding.

DEPARTMENT OF CORRECTION

Acquisition – Lease (Space)

Requested Action: Approval of a lease

Transaction Description: Transaction No. 16-11-907-WW

- **Proposed Lease**

- **Location:** Knox County – 8415 Kingston Pike, Knoxville, TN
- **Landlord:** KWD Warehouse
- **Term:** 1 year
- **Area / Costs:** 11,282 Square Feet

Annual Contract Rent (including Utilities):	\$188,973.50	\$16.75/sf
Estimated Annual Janitorial Cost	12,410.20	1.10/sf
Total Annual Effective Cost	\$201,383.70	\$17.85/sf

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

Comment: This lease will provide temporary office space and training facilities for Department of Correction to be used in support of the implementation of the initiatives/goals/directives set forth in 2016 Governor’s Public Safety Action Plan. The State is also soliciting a lease for a long term solution to this space need.

The tenant may terminate this lease after 90 days by giving written notice to the landlord.

SSC Report: 04/17/2017 Stacey Nelson summarized the transaction. Staff referred to Executive Subcommittee with recommendation.

Minutes: 04/24/2017 ESC Comptroller Wilson asked for some assurances that this will not put the landlord under the short term lease in an advantageous position in the procurement of the long term lease. John Hull replied that this is a one year plan and they would go out for a longer term solution. Comptroller Wilson stated that this may or may not have anything to do with this property and John Hull replied yes. The subcommittee approved the lease.

DEPARTMENT OF GENERAL SERVICES

Statewide

Requested Action: Approval to issue three Requests for Proposals (RFP) for leasing brokerage services

Project Title: Leasing Brokerage Services

Project Description: To assist with third-party leasing of office space throughout the State.

SBC Number: 460/000-01-2017

Comment: The purpose of these procurements will be to provide the Department of General Services the ability to procure brokerage services from three vendors, one in each Grand Division. The contract will allow the Department of General Services to more expediently address needed leasing procurements and to receive local expertise.

Minutes: 04/24/2017 ESC Approved issuing three Requests for Proposals (RFP) for leasing brokerage services.

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 Subcommittee by STREAM on a quarterly basis (October 1, 2016 – December 31, 2016) and (January 1, 2017 – March 31, 2017).

Minutes: 04/24/2017 ESC Subcommittee acknowledged receipt of the report.

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Acquisition – Fee (Purchase)

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

Transaction Description: Transaction No. 17-03-010-DM

- **Location:** State Natural Area
Smith County - 18 +/- acres – 374 Opossum Hollow Rd, Watertown, TN
- **Owner(s):** Robert & Mollie McEachern
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** 16/17 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. This acquisition of 18 acres would create a new TN State Natural Area (SNA) that would allow for protection of Braun's Rockcress in the area. Braun's Rockcress is a federally endangered species with limited protection in Tennessee and Kentucky.

No additional management costs are anticipated with this acquisition.

Date of Last Transfer: Unknown
Purchase Price: Unknown
Property Assessor's Value: \$280,100 (100.45 acres)
Square Footage Improvements: N/A

SSC Report: 04/17/2017 Taylor Passons summarized the transaction. Staff referred to Executive Subcommittee with recommendation.

Minutes: 04/24/2017 ESC Comptroller Wilson asked what is a Braun's Rockcress and Roger McCoy with the Department of Environment & Conservation replied that it is a vascular plant in the mustard family and only grows in the southeast. Secretary of State Harwell asked what happens if the plant becomes extinct and Mr. McCoy replied that society will not end but a part of our heritage would be lost.

The subcommittee approved obtaining title work, appraisal, survey, and environmental assessment, and to exercise an option to acquire the required interest, 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; to exercise an option to acquire the required interest, not to exceed fair market value; and to utilize third party with waiver of advertisement and one appraisal

Transaction Description: Transaction No. 17-03-014-DM

- **Location:** Clifty Creek State Natural Area
Morgan and Roane County – 120 +/- acres (4 tracts) – Riggs Chapel Road, Harriman, TN
- **Owner(s):** The Nature Conservancy (Muse Watson & Nancy Naumer)
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** Natural Resource Restoration Fund (F)
16/17 State Lands and Acquisition Fund (A)
The Nature Conservancy (O)

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. This acquisition will create a new Clifty Creek State Natural Area and will protect the Virginia Spirarea found on the site. Virginia Spirarea is very rare, federally threatened and state endangered.

The Nature Conservancy (TNC) currently owns 78 +/- acres of this property. TNC will acquire the remainder of the property from Muse Watson and Nancy Naumer and then convey all of the property to the State for less than fair market value.

TDEC intends to fund any additional management costs associated with this acquisition out of grants or gifts.

Date of Last Transfer:	May 31, 1996
Purchase Price:	\$145,000
Property Assessor's Value:	\$280,200
Square Footage Improvements:	N/A

Date of Last Transfer:	January 19, 1999
Purchase Price:	\$6,500
Property Assessor's Value:	\$21,700
Square Footage Improvements:	N/A

Date of Last Transfer:	April 22, 1998
Purchase Price:	\$5,700
Property Assessor's Value:	\$9,200
Square Footage Improvements:	N/A

Date of Last Transfer:	December 28, 1999
Purchase Price:	\$46,000
Property Assessor's Value:	Unknown
Square Footage Improvements:	N/A

SSC Report: 04/17/2017 Taylor Passons summarized the transaction. Staff referred to Executive Subcommittee with recommendation.

Minutes: 04/24/2017 ESC Approved obtaining title work, appraisal, survey, and environmental assessment; to exercise an option to acquire the required interest, not to exceed fair market value; and to utilize third party 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 an option to acquire the required interest, not to exceed fair market value, with waiver of advertisement and one appraisal

Transaction Description: Transaction No. 17-01-004-DM
• **Location:** South Cumberland State Park
Marion County – 8.82 +/- acres – 6091 Hwy 150, Sequatchie, TN
• **Owner(s):** Jason Roberts & Sherry Tucker
• **Estimated Purchase Price:** Fair Market Value
• **Source of Funding:** 16/17 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. This parcel is contiguous to Denny Cove, a newly acquired site, managed by South Cumberland State Park.

Structure on property is anticipated to be demolished.

No additional management costs are anticipated with this acquisition.

Date of Last Transfer: 10/23/2015
Purchase Price: Unknown
Property Assessor's Value: \$102,500
Square Footage Improvements: 864 sf

SSC Report: 04/17/2017 Taylor Passons summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.

Minutes: 04/24/2017 ESC Approved obtaining title work, appraisal, survey, and environmental assessment, and to exercise an option to acquire the required interest, not to exceed fair market value, with waiver of advertisement and one appraisal.

DEPARTMENT OF FINANCE & ADMINISTRATION

Memphis Tourism Development Zone, Memphis, Shelby County, Tennessee

Requested Action: **Approval of an Agreement concerning Memphis Tourism Development Zone**

Comment: This action will approve the final agreement between the City of Memphis and the State of Tennessee per the application approved on April 19, 2010 for the TDZ Revenue Agreement.

Previous Action: 04/13/2017 Referred to Executive Subcommittee with authority to act.

Minutes: 04/24/2017 ESC Treasurer Lillard stated that the members had received a letter from Senator Kelsey supporting this. This agreement is confirmation of an existing, previous agreement and not an extension. The subcommittee approved an agreement concerning Memphis Tourism Development Zone.

STATE BUILDING COMMISSION

Minutes of Executive Subcommittee Meeting

- 1) Approved the Minutes of the Executive Subcommittee meeting held on March 23, 2017.

Designer Selections

- 1) REPORT of the following designer selection(s) as delegated to the State Architect for projects below the major maintenance threshold:

State Procurement Agency: University of Tennessee
User Agency: UTK
Location: Knoxville
Project Title: Cherokee Farm – Parking Lot Improvements
SBC Project Number: 540/009-03-2017
Total Project Budget: \$375,000
Designer: CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

State Procurement Agency: Tennessee Board of Regents
User Agency: University of Memphis
Location: Shelby County
Project Title: Memorial Track Resurfacing
SBC Project Number: 166/007-01-2017
Total Project Budget: \$135,000
Designer: BURR & COLE CONSULTING ENGINEERS, INC.

State Procurement Agency: STREAM
User Agency: Department of Safety & Homeland Security
Location: THP Communication Building
Project Title: Entrance Walkway Replacement
Total Project Budget: \$360,000.00
SBC Project Number: 502/057-01-2017
Designer: MCFARLIN HUITT PANVINI, INC.

- 2) REPORT of the following on SBC Policy 4.01D – Standard Form of Agreement Between Owner and Designer not executed within 180 days:

Project: Fall Creek Falls Nature Center ADA Upgrades
SBC Number: 126/036-01-2016
Designer: Lose & Associates, Inc.
Approval Date: 04/18/2016
Comment: The Designer was approved in April and the contract was not executed. This rewriting and the associated routing has proceeded but was not completed within the 180 day time period. It is STREAM's intent to continue the routing and enter into the contract with this Designer as originally intended.

Project: Sallyports/Traps/Locking Systems Upgrades – Statewide
SBC Number: 140/001-03-2016
Designer: Rufus Johnson Associates
Approval Date: 09/19/2016
Comment: The Designer was approved in September and the original contract was not executed. The delay was due to TDOCs desire to refine the scope/program to incorporate knowledge gained from their work on other SBC approved sallyports. It is STREAM's intent to continue the routing and enter into the contract with the originally selected Designer.

- 3) REPORT of a designer name change from “Street Dixon Rick Architecture, PLC” to “Street Dixon Rick Orcutt Winslow PLLC” on all State projects.
- 4) The following designer selections represent projects approved by the State Building Commission and recommended by the State Procurement Agencies. Secretary Hargett stated that, while they used the normal criteria in determining final selections including maintaining the geographical balance, current work capacity, and quality and quantity of workload over past several years, it was still primarily a process driven by the individual agencies.

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| <p>1) University of Tennessee - Chattanooga
 (MAPP Bldg – Executive & Continuing Education Center)
 Total Project Budget: \$1,200,000
 SBC Project No. 540/005-01-2017
 Designer: COGENT STUDIO LLC</p> | <p>5) Motlow State Community College
 (Advanced Robotics Training Center)
 Total Project Budget: \$5,500,000
 SBC Project No. 166/021-01-2017
 Designer: GILBERT/MCLAUGHLIN/CASELLA ARCH</p> |
| <p>2) East Tennessee State University
 (Sevierville Program Expansion)
 Total Project Budget: \$818,000
 SBC Project No. 166/005-01-2017
 Designer: COMMUNITY TECTONICS ARCHITECTS</p> | <p>6) Volunteer State Community College
 (Warf Science Building Addition & Renovation)
 Total Project Budget: \$6,200,000
 SBC Project No. 166/025-01-2017
 Designer: J HOLMES ARCHITECTURE PLLC</p> |
| <p>3) Tennessee Technological University
 (Poultry Science Complex)
 Total Project Budget: \$2,070,000
 SBC Project No. 166/011-01-2017
 Designer: MCFARLIN HUITT PANVINI</p> | <p>7) TCAT – Knoxville
 (Training Facility and Renovation)
 Total Project Budget: \$19,200,000
 SBC Project No. 166/060-01-2017
 Designer: ADAMS CRAFT HERZ WALKER INC</p> |
| <p>4) Dyersburg State Community College
 (Glover Building Nursing Program Expansion)
 Total Project Budget: \$1,075,000
 SBC Project No. 166/017-01-2017
 Designer: MCGEHEE NICHOLSON BURKE ARCH</p> | <p>8) TCAT – Pulaski
 (Campus Expansion)
 Total Project Budget: \$3,171,350
 SBC Project No. 166/080-01-2017
 Designer: COPE ARCHITECTURE</p> |

9) **War Memorial Plaza**
(Gulf War Monuments)
Total Project Budget: \$190,000
SBC Project No. 529/000-03-2016
Designer: TUCK HINTON ARCHITECTS PLLC

10) **Regional Consolidated Facility**
(New Jackson Crime Lab Consolidated Facility)
Total Project Budget: \$24,505,400
SBC Project No. 500/004-01-2016
Designer: THE LEWIS GROUP ARCHITECTS INC

Other Business

There being no further business, the meeting adjourned at 11:19 a.m.

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UNIVERSITY OF TENNESSEEDisposal – Easement (Utility)

Requested Action:	Approval of disposal by easement with waiver of advertisement and appraisals		
Transaction Description:	Transaction No. 17-04-003		
• Location:	University of Tennessee - Knoxville Knox County – up to 0.63 +/- acres – Volunteer Boulevard, Knoxville, TN		
• Grantee:	Knoxville Utilities Board (KUB)		
• Estimated Sale Price:	Mutual Benefit		
• Source of Funding:	Plant Funds (Non-Auxiliary) (REM Fees) (A)		
Comment:	The University proposes to grant a utility easement to KUB to upgrade water services along Volunteer Boulevard.		
	Date of Last Transfer:	March 3, 2016	
	Original Cost to State	\$0	
SSC Report:	04/17/2017	Michelle Crowder summarized the transaction. Staff referred to the Executive Subcommittee for consent agenda	
Minutes:	04/24/2017	ESC	Approved disposal by easement with waiver of advertisement and appraisals.

UNIVERSITY OF TENNESSEE

Acquisition - Lease (Space)

Requested Action: Approval of a lease amendment

Transaction Description: Transaction No. 06-07-918

- **Proposed Amendment**

- **Term:** Extend for five (5) years through January 31, 2022 with one (1) additional five (5) year option to extend
- **Area / Costs:** 3,268 square feet (office/hangar space)

First Year Contract Rent	\$7.93/sf	\$25,920.00/yr
Annual Average Contract Rent	\$8.42/sf	\$27,522.56/yr
Estimated Annual Utility Cost	included	included
Estimated Annual Janitorial Cost	<u>included</u>	<u>included</u>
Total Annual Effective Cost	\$8.42/sf	\$27,522.56/yr

- **Current Lease**

- **Location:** Blount County - 2285 Airport Highway - Hangar #4, McGhee Tyson Airport, Alcoa, TN 37701
- **Landlord:** TAC Air
- **Term:** Ten (10) years
- **Area / Costs:** 3,268 square feet (office/hangar space)

Annual Contract Rent	\$7.70/sf	\$25,155.60/yr
Estimated Annual Utility Cost	included	included
Estimated Annual Janitorial Cost	<u>included</u>	<u>included</u>
Total Annual Effective Cost	\$7.70/sf	\$25,155.60/yr

- **Source of Funding:** Plant Funds (Non-Auxiliary) (A)
- **FRF Rate:** \$18.00/sf (for reference)

Comment: On 11/21/2016, the SBC ESC approved a lease amendment with TAC Air. However, the Landlord required changes to certain provisions: Landlord approval of extension option; Minimal first year rent increase; Annual rent percentage increase; Fuel rate annual percentage increase; and Landlord is not responsible for interior finishes upgrades.

Previous Action: 08/25/2006 Subcommittee approved the request as presented.
11/21/2016 ESC approved a lease amendment with waiver of advertisement.

SSC Report: 04/17/2017 Michelle Crowder summarized the transaction. Staff referred to the Executive Subcommittee for consent agenda

Minutes: 04/24/2017 ESC Approved a lease amendment.

UNIVERSITY OF TENNESSEEAcquisition – Lease (Space)

Requested Action: Approval of a lease with waiver of advertisement and appraisals

Transaction Description: Transaction No. 17-04-900

- **Proposed Lease**

- **Location:** University of Tennessee Health Science Center
Shelby County – 1301 Primacy Parkway, Memphis, TN 38119
- **Landlord:** AMISUB (SFH), Inc. doing business as St. Francis Hospital
- **Term:** Five (5) years with one (1) five (5) year option to extend with mutual consent
- **Area / Costs:** 24,031 Square Feet

First Year Contract Rent	\$14.25/sf	\$342,441.75/yr
Average Annual Contract Rent	\$15.13/sf	\$363,589.03/yr
Estimated Annual Utility Cost	incl	NA
Estimated Annual Janitorial Cost	incl	NA
Total Average Annual Effective Cost	\$15.13/sf	\$363,589.03/yr

- **Current Lease**

- **Location:** Shelby County – 1301 Primacy Parkway, Memphis, TN 38119
- **Landlord:** St. Francis Hospital.
- **Term:** January 1, 1992 through December 31, 2016
- **Area / Costs:** 24,102 Square Feet

Annual Contract Rent	\$13.44/sf	\$324,006.12/yr
Estimated Utilities Cost	incl	NA
Estimated Janitorial Cost	incl	NA
Total Annual Effective Cost	\$13.44/sf	\$324,006.12/yr

- **Source of Funding:** Practice Revenues and State Appropriations for treatment of patients
- **Procurement Method:** Negotiated
- **FRF Rate:** \$18.00/sf (for reference)

Comment: The University proposes to lease space at St. Francis Hospital as a part of the UT Family Medical Residency Program for residents to practice general medicine. The University has leased space at this hospital since 1992. The rent would increase 3% annually. Either party may terminate for convenience with 120 days-notice. For cause, the University can terminate for lack of funding by the appropriate Legislative Body. Due to the requirements of the program, the location of space, and the build out of the space, this need can only be satisfied at the current location.

SSC Report: 04/17/2016 Michelle Crowder summarized the transaction. Staff referred to the Executive Subcommittee for consent agenda

Minutes: 04/24/2017 ESC Approved a lease with waiver of advertisement and appraisals.

TENNESSEE BOARD OF REGENTSAcquisition – Fee (Gift)

Requested Action: Approval to obtain title work, survey, and environmental assessment, and to accept as gift the required interest with waiver of advertisement and appraisals

Transaction Description: Transaction No. 17-03-001

- **Location:** TCAT - Knoxville
Anderson County – 8+/-acres – 278 Frank Diggs Drive, Clinton, TN
- **Owner(s):** SL Tennessee LLC
- **Estimated Purchase Price:** Gift
- **Source of Funding:** Plant Funds (Non-Auxiliary) (REM Fees) (A)

Comment: This land donation will provide space for a satellite campus to accommodate the growth in enrollment in the TCAT's industrial based programs. This property is a Drive to 55 initiative and is in TCAT-Knoxville's 2014 Master Plan.

Date of Last Transfer: April 24, 2012
Purchase Price: \$25,000
Property Assessor's Value: \$6,959,880
Square Footage Improvements: N/A

SSC Report: 04/17/2017 Dick Tracy summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.

Minutes: 04/24/2017 ESC Approved obtaining title work, survey, and environmental assessment, and to accept as gift the required interest with waiver of advertisement and appraisals.

TENNESSEE BOARD OF REGENTSAcquisition – Fee (Purchase)

Requested Action:	Approval to obtain title work, appraisal, survey, and environmental assessment, and to exercise an option to acquire the required interest, not to exceed fair market value, with waiver of advertisement and one appraisal		
Transaction Description:	Transaction No. 17-03-023		
• Location:	East Tennessee State University Washington County – 3.66+/-acres (3 tracts) – 812, 820, and 824 W Walnut Street, Johnson City, TN		
• Owner(s):	Lisa Michelle Gibson		
• Estimated Purchase Price:	Fair Market Value		
• Source of Funding:	Plant Funds (Non-Auxiliary) (A)		
Comment:	ETSU intends to use these properties for future development of academic program growth and all structures are to be demolished. These properties are in ETSU's <u>2014 Master Plan</u> .		
	Date of Last Transfer:	May 27, 2011	
	Purchase Price:	\$0.00	
	Property Assessor's Value:	\$835,300	
	Square Footage Improvements:	14,656	
SSC Report:	04/17/2017	Dick Tracy summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.	
Minutes:	04/24/2017	ESC	Approved obtaining title work, appraisal, survey, and environmental assessment, and to exercise an option to acquire the required interest, not to exceed fair market value, with waiver of advertisement and one appraisal.

DEPARTMENT OF GENERAL SERVICESAcquisition - Lease Amendment (Parking)

Requested Action: Approval of a lease amendment

Transaction Description: Transaction No. 17-02-903-SN

- **Proposed Amendment**

- **Term:** April 10, 2012 to April 30, 2018 with 2 additional 1 year options to extend
- **Area / Costs:** 120 Parking Spaces (5/1/17-4/30/18) \$86,400 @\$60/space/month

- **Current Lease**

- **Location:** Davidson County - 211 10th Ave., North, Nashville, TN
- **Landlord:** Uptown Property Holdings, LLC
- **Term:** April 10, 2012 to April 30, 2017
- **Area / Costs:** 120 Parking Spaces \$86,400 @\$60/space/month
- **Source of Funding:** FRF Operating Funds (A)
- **FRF Rate:** N/A

Comment: The lot is located at 211 10th Avenue and has been leased since 2012. It is State lot 33 and provides gated parking for fleet vehicles and overflow parking for a number of State agencies. Chain link fencing, gate and reader access system are State owned fixtures utilized there. A longer term lease is not an option due to planned development on the site. With the exercise of each option to extend, each space will cost an additional will cost an additional \$2 per month.

Previous Action:

SSC Report: 04/17/2017 Steve Lusk summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.

Minutes: 04/24/2017 ESC Approved a lease amendment.

DEPARTMENT OF GENERAL SERVICES

Acquisition – Lease (Space)

Requested Action: Approval of a lease

Transaction Description: Transaction No. 14-03-902-KC

● **Proposed Lease**

- **Location:** Dickson County – 213 Beasley Drive, Dickson, TN
- **Landlord:** Benjamin K & Rebekah E Claybaker
- **Term:** 5 years / 5 year renewal
- **Area / Costs:** 8,000 Square Feet

Annual Contract Rent (Includes Utility and Janitorial Cost)	\$148,800.00	\$18.60/sf
Total Annual Effective Cost	\$148,800.00	\$18.60/sf

● **Current Lease**

- **Location:** Dickson County – 220 Creekside Drive, Dickson, TN
- **Landlord:** Kerry Pruett
- **Term:** 1 Year Emergency (October 1, 2013 to September 30, 2014) (Holdover)
- **Area / Costs:** 7,200 Square Feet

Annual Contract Rent	\$97,200.00	\$13.50/sf
Estimated Utilities Cost	13,320.00	1.75/sf
Estimated Janitorial Cost	7,920.00	1.10/sf
Total Annual Effective Cost	\$118,440.00	\$16.35/sf

- **Source of Funding:** FRF Operating Funds
- **Procurement Method:** RFP on template
- **FRF Rate:** \$14.00

Comment: This lease will provide office space for Department of Children’s Services. There were two proposals received from two proposers.

The tenant may terminate this lease after month 60 by giving written notice to the landlord at least 120 days prior to the date the termination becomes effective.

SSC Report: 04/17/2017 Stacey Nelson summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.

Minutes: 04/24/2017 ESC Approved a lease.

DEPARTMENT OF MILITARY

Disposal – Fee

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

Transaction Description: Transaction No. 17-03-004-MB

- **Location:** Lewisburg Armory
Marshall County – 0.50 +/- acres – East Commerce Street, Lewisburg, TN
- **Estimated Sale Price:** Fair Market Value
- **Grantee** Hickory Heights Church of Christ

Comment: Hickory Heights Church of Christ is the sole adjoining landowner to this portion of the Lewisburg Armory and is requesting to purchase land to expand their parking. The church's property was previously reduced by a TDOT road construction project. The Grantee will pay all cost associated with this transaction.

This request is supported by the Military Department, since the 0.50 +/- acres is not required for the armory mission. Proceeds from the sale will be appropriated to the Department of Military as funds for facilities replacement pursuant to Tenn. Code Ann. §12-2-121.

Date of Last Transfer: February 23, 1948
 Previous Owner: J.H. Murrey & Wife
 Original Cost to State: \$1.00
 Square Footage Improvements: N/A

SSC Report: 04/17/2017 Taylor Passons summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.

Minutes: 04/24/2017 ESC Approved disposal in fee with waiver of advertisement and one appraisal.

DEPARTMENT OF MILITARY

Disposal – Fee

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

Transaction Description: Transaction No. 17-03-002-MB

- **Location:** Lewisburg Armory
Marshall County - 1.04 +/- acres - 822 East Commerce Street, Lewisburg, TN
- **Estimated Sale Price:** No Cost / Public Purpose
- **Grantee:** City of Lewisburg
- **Source of Funding:** City of Lewisburg (REM Fees) (O)

Comment: Requesting to convey the former Lewisburg Armory Building to the City of Lewisburg for use as a vehicle maintenance and records management facility with a reversion clause. An access easement over the existing driveway will be included in the conveyance. This building is no longer needed and was left in place after a new Armory was constructed in 1985.

In exchange for this disposal, the City has agreed to relocate existing fencing around military vehicle storage area and install gravel where needed to facilitate new property boundary and maintain existing size of secure parking for military equipment and vehicles.

Date of Last Transfer: February 23, 1948
 Previous Owner: J.H. Murrey & Wife
 Original Cost to State: \$1.00
 Square Footage Improvements: 13,982 sf

SSC Report: 04/17/2017 Taylor Passons summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.

Minutes: 04/24/2017 ESC Approved disposal in fee with waiver of advertisement and appraisals.

DEPARTMENT OF MILITARY

Disposal – Easement (Other)

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

Transaction Description: Transaction No. 17-03-022-DM

- **Location:** Jefferson County – 1,602 +/- sf temporary easement, 2,808 +/- sf permanent easement - Municipal Drive, Jefferson City, TN
- **Grantee:** City of Jefferson City
- **Estimated Sale Price:** No Cost / Mutual Benefit
- **Source of Funding:** City of Jefferson City (REM Fees) (O)

Comment: Jefferson City is requesting a temporary easement for construction to do repairs to a bridge on Old Andrew Johnson Highway, and a permanent easement for slope and drainage for the same area.

Currently this bridge is closed due to the needed repairs, which causes Military to have to detour 5 miles to access. After the bridge is repaired the slope and drainage easement will help keep the road clear.

Date of Last Transfer: June 2, 1994
 Original Cost to State \$1.00

SSC Report: 04/17/2017 Taylor Passons summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.

Minutes: 04/24/2017 ESC Approved disposal by 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 an option to acquire the required interest, not to exceed fair market value, with waiver of advertisement and one appraisal

Transaction Description: Transaction No. 17-03-006-DM

- **Location:** Stillhouse Falls State Natural Area
Maury County – 110.57+/- acres - Lawrenceburg Hwy West, Mt. Pleasant, TN
- **Owner(s):** Marilee A. Davidson
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** 16/17 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. This property borders Stillhouse Hollow Falls State Natural Area, and its protection would help buffer the high-quality forested communities of the natural area. The property would also provide space for future trail development.

No additional management costs are anticipated with this acquisition.

Date of Last Transfer: July 9, 2003
 Purchase Price: Unknown
 Property Assessor's Value: \$143,700
 Square Footage Improvements: N/A

SSC Report: 04/17/2017 Taylor Passons summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.

Minutes: 04/24/2017 ESC Approved obtaining title work, appraisal, survey, and environmental assessment, and to exercise an option to acquire the required interest, 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 to exercise an option to acquire the required interest, not to exceed fair market value, with waiver of advertisement and one appraisal

Transaction Description: Transaction No. 17-03-009-DM
 • **Location:** Rock Island State Park
 Warren County – 15 +/- acres – Dove Rd, Rock Island, TN
 • **Owner(s):** Dale Gribble
 • **Estimated Purchase Price:** Fair Market Value
 • **Source of Funding:** 16/17 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. This property is currently being marketed as a building site. This acquisition would protect the park viewshed from residential development. The acquisition would also add future recreation opportunities including: trails, wildlife viewing, primitive camping, and additional access to park lands from Dove Road.

No additional management costs are anticipated with this acquisition.

Date of Last Transfer: April 29, 2009
 Purchase Price: \$180,000
 Property Assessor's Value: \$110,600
 Square Footage Improvements: N/A

SSC Report: 04/17/2017 Taylor Passons summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.

Minutes: 04/24/2017 ESC Approved obtaining title work, appraisal, survey, and environmental assessment, and to exercise an option to acquire the required interest, 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 to exercise an option to acquire the required interest, not to exceed fair market value, with waiver of advertisement and one appraisal

Transaction Description: Transaction No. 17-03-007-DM

- **Location:** Rock Island State Park
Warren County – 31.3 +/- acres – Dove Rd, Rock Island, TN
- **Owner(s):** Rebecca P. Tolbert
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** 16/17 State Lands and 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. This property is currently being marketed as a building site. This acquisition in connection with the previous Gribble acquisition will protect the park viewshed from residential development. The acquisition would also add future recreation opportunities including: trails, wildlife viewing, primitive camping, and additional access to park lands from Dove Road.

No additional management costs are anticipated with this acquisition.

Date of Last Transfer: February 4, 2002
Purchase Price: \$325,000
Property Assessor's Value: \$209,200
Square Footage Improvements: N/A

SSC Report: 04/17/2017 Taylor Passons summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.

Minutes: 04/24/2017 ESC Approved obtaining title work, appraisal, survey, and environmental assessment, and to exercise an option to acquire the required interest, 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 an option to acquire the required interest, not to exceed fair market value, with waiver of advertisement and one appraisal

Transaction Description: Transaction No. 17-03-008-DM

- **Location:** Rock Island State Park
Warren County – 2 +/- acres – Great Falls Rd, Rock Island, TN
- **Owner(s):** Larry B. Stanley, Sr. & Keith Perryman
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** 16/17 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. This acquisition will provide land for access and parking for the South end of Rock Island State Park. This will support the project to restore the Old Mill and Collins River Bridge, which are currently underway.

No additional management costs are anticipated with this acquisition.

Date of Last Transfer: April 21, 2010
 Purchase Price: \$100,000
 Property Assessor's Value: \$110,600
 Square Footage Improvements: N/A

SSC Report: 04/17/2017 Taylor Passons summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.

Minutes: 04/24/2017 ESC Approved obtaining title work, appraisal, survey, and environmental assessment, and to exercise an option to acquire the required interest, 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 an option to acquire the required interest, not to exceed fair market value, with waiver of advertisement and one appraisal

Transaction Description: Transaction No. 17-03-012-DM

- **Location:** Lost Creek State Natural Area and Bridgestone-Firestone WMA
White County – 392.52 +/- acres – Mitchell Cove Rd, Sparta, TN
- **Owner(s):** Robert & Melanie Cunningham
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** 16/17 State Lands Acquisition Fund (50%) (A)
16/17 Wetlands Acquisition Fund (50%) (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. 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 Cunningham tracts buffer the existing Lost Creek State Natural Area and would link to Virgin Falls State Natural Area, thus making management of the existing land base easier and cheaper. Acquiring these tracts would increase opportunities for trails and other recreation, as well as improve access.

No additional management costs are anticipated with this acquisition.

Date of Last Transfer: January 7, 1997
Purchase Price: \$200,000 for 317.52 +/- acres
Property Assessor's Value: \$476,300
Square Footage Improvements: N/A

Date of Last Transfer: Unknown
Purchase Price: Unknown for 75 +/- acres
Property Assessor's Value: \$190,700
Square Footage Improvements: N/A

SSC Report: 04/17/2017 Taylor Passons summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.

Minutes: 04/24/2017 ESC Approved obtaining title work, appraisal, survey, and environmental assessment, and to exercise an option to acquire the required interest, not to exceed fair market value, with waiver of advertisement and one appraisal.

DEPARTMENT OF TRANSPORTATION

Disposal – Lease (Land)

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

Transaction Description: Transaction No. 17-03-015-DM

- **Location:** Hamilton County – 1.45 +/- acres – 4005 Cromwell Road, Chattanooga, TN
- **Tenant:** City of Chattanooga
- **Term:** 50 years
- **Area / Costs:** No Cost / Public Purpose

Comment: This property was leased to the City of Chattanooga for a greenway trail in 2004. That lease contained an automatic reversion clause that has been triggered because the greenway construction has not commenced. The City wishes to enter into a new lease for the same property and purpose.

Date of Last Transfer: January 1, 1952
 Original Cost to State: \$0
 Square Footage Improvements: N/A

SSC Report: 04/17/2017 Taylor Passons summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.

Minutes: 04/24/2017 ESC Approved disposal by lease with waiver of advertisement and appraisals.

DEPARTMENT OF TRANSPORTATIONDisposal – Fee

Requested Action:	Approval of disposal in fee with waiver of advertisement and one appraisal		
Transaction Description:	Transaction No. 17-03-016-DM		
• Location:	Davidson County – 0.182 +/- acres – Franklin Pike Circle, TN		
• Estimated Sale Price:	Fair Market Value		
• Grantee	Land Development.com, Inc.		
Comment:	This property has been determined to be surplus to the Department's needs. The requestor is the sole adjoining landowner and the intent is to assemble property for development.		
	Date of Last Transfer:	July 31, 1967	
	Previous Owner:	Formosa	
	Original Cost to State:	\$89,650	
	Square Footage Improvements:	N/A	
SSC Report:	04/17/2017	Taylor Passons summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.	
Minutes:	04/24/2017	ESC	Approved disposal in fee with waiver of advertisement and one appraisal.

DEPARTMENT OF TRANSPORTATION

Acquisition – Fee (Purchase)

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

Transaction Description: Transaction No. 17-03-019-DM

- **Location:** Henry County – 2.7 +/- acres – Hwy 79 South, Paris, TN
- **Owner(s):** J. R. Hayes Family Partners, L. P.
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** TDOT Operating Funds (A)

Comment: This acquisition is adjacent to the current TDOT Henry County Maintenance Lot. Acquiring this property will provide storage of drainage pipes, aggregate and other maintenance materials.

Date of Last Transfer: May 22, 1959
 Purchase Price: \$6,000.00
 Property Assessor's Value: \$72,800
 Square Footage Improvements: N/A

SSC Report: 04/17/2017 Taylor Passons summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.

Minutes: 04/24/2017 ESC Approved obtaining title work, appraisal, survey, and environmental assessment, and to exercise an option to acquire the required interest, not to exceed fair market value, with waiver of advertisement and one appraisal.

DEPARTMENT OF TRANSPORTATIONDisposal – Fee

Requested Action:	Approval of disposal in fee with waiver of advertisement and one appraisal		
Transaction Description:	Transaction No. 17-03-021-DM		
• Location:	Williamson County – 0.2447 +/- acres – 1397 Huffines Ridge Drive, Franklin, TN		
• Grantee	SS McEwen 65, LLC		
• Estimated Sale Price:	Fair Market Value		
Comment:	This property has been determined to be surplus to the Department's needs. The requestor is the sole adjoining landowner and the intent is to assemble property for development. The prior owner was offered and declined the option to purchase this property in satisfaction of TCA §12-2-112(8) (B).		
	Date of Last Transfer:	November 7, 2007	
	Previous Owner:	Beverly A. Isdell	
	Original Cost to State:	\$151,000	
	Square Footage Improvements:	N/A	
SSC Report:	04/17/2017	Taylor Passons summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.	
Minutes:	04/24/2017	ESC	Approved disposal in fee with waiver of advertisement and one appraisal.

TENNESSEE WILDLIFE RESOURCES AGENCYAcquisition – Fee (Purchase)

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

Transaction Description: Transaction No. 17-03-018-RA

- **Location:** North Cumberland WMA (NCWMA)
Campbell County – 237 +/- acres – Flatwoods Road, Pioneer, TN
- **Owner(s):** James D. Cook
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** 16/17 Wetland 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. No additional management costs are anticipated with this acquisition. This acquisition, known as the Cook tract, will assure protection of the drainage and eliminate an inholding (peninsula) of private property on the NCWMA.

No additional management costs are anticipated with this acquisition.

Date of Last Transfer: 01/04/2016
Purchase Price: \$1.00
Property Assessor's Value: \$255,600
Square Footage Improvements: N/A

SSC Report: 04/17/2017 Taylor Passons summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.

Minutes: 04/24/2017 ESC Approved obtaining title work, appraisal, survey, and environmental assessment, and to exercise an option to acquire the required interest, not to exceed fair market value, with waiver of advertisement and one appraisal.

TENNESSEE WILDLIFE RESOURCES AGENCY

Acquisition – Fee (Gift)

Requested Action: Approval to obtain title work, survey, and environmental assessment, and to accept as gift the required interest with waiver of advertisement and appraisals

Transaction Description: Transaction No. 17-03-020-RA

- **Location:** Mt. Roosevelt WMA
Roane County – 1,100 +/- acres - Spring City Highway, Rockwood, TN
- **Owner(s):** Gordan Dale Fourman
- **Estimated Purchase Price:** Gift
- **Source of Funding:** 16/17 TWRA Operating Funds - Pittman Robertson (F)

Comment: This land gift will provide additional hunting and recreation lands as well as a residential buffer for the WMA.

No additional management costs are anticipated with this acquisition.

Date of Last Transfer: June 11, 1966
 Purchase Price: Unknown
 Property Assessor's Value: \$936,500
 Square Footage Improvements: N/A

SSC Report: 04/17/2017 Taylor Passons summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.

Minutes: 04/24/2017 ESC Approved obtaining title work, survey, and environmental assessment, and to accept as gift the required interest with waiver of advertisement and appraisals.

TENNESSEE WILDLIFE RESOURCES AGENCYAcquisition – Fee (Third Party)

Requested Action: Approval to utilize Third Party

Transaction Description: Transaction No. 17-01-011-RA

- **Location:** Dyer County- 191.72 +/- acres – Bizzle Bennett, Dyersburg, TN
- **Owner(s):** Larry G. Bizzle, Donna F. Bizzle, and Steve Bennett
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** 16/17 Wetland Acquisition Funds (A)
- **Third Party:** The Conservation Fund

Comment: This acquisition was approved at the February 2017 meeting. Utilization of the third party is now being requested and should have been requested with the initial request, because the land cannot be acquired in a timely manner by the State.

No additional third party costs are requested as a part of this transaction.

Date of Last Transfer: 11/27/2007

Purchase Price: \$ 118,350

Property Assessor's Value: \$ 132,600

Square Footage Improvements: N/A

Date of Last Transfer: 12/30/2010

Purchase Price: \$ 93,280

Property Assessor's Value: \$ 68,800

Square Footage Improvements: N/A

Date of Last Transfer: 3/12/2007

Purchase Price: \$ 116,250

Property Assessor's Value: \$ 151,900

Square Footage Improvements: N/A

Previous Action: 02/27/2017 Executive Subcommittee approved transaction.

SSC Report: 04/17/2017 Taylor Passons summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.

Minutes: 04/24/2017 ESC Approved utilizing Third Party.

TENNESSEE WILDLIFE RESOURCES AGENCYDisposal – Easement (Access)

Requested Action:	Approval of disposal by easement with waiver of appraisals	
Transaction Description:	Transaction No. 16-02-008-MB	
• Location:	Anderson County – 20' wide x 444 lf long – New River Hwy, Oliver Springs, TN	
• Grantee:	Buford Phillips	
• Estimated Sale Price:	No Cost / Prescriptive Easement	
• Source of Funding:	Buford Philips (REM Fees) (O)	
Comment:	This request was previously approved on March 21, 2016 as a disposal easement at fair market value with waiver of advertisement and one appraisal. After further review, it was determined that Tennessee Wildlife Resources Agency's property has landlocked an adjoining landowner, Mr. Phillips. Per Tenn. Code Ann. §54-14-101 <i>et seq.</i> , a landowner that is landlocked from a public road is granted an easement by law.	
	Date of Last Transfer:	January 28, 2003
	Original Cost to State	\$3,453,500
Previous Action:	03/21/2016	Executive Subcommittee approved transaction.
SSC Report:	04/17/2017	Taylor Passons summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.
Minutes:	04/24/2017	ESC Approved disposal by easement with waiver of appraisals.

Approved:



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