

**MINUTES**  
**STATE BUILDING COMMISSION**  
Executive Subcommittee  
August 20, 2012

The State Building Commission Executive Subcommittee met this day at 10:30 a.m. in House Hearing Room 30, Legislative Plaza, Nashville, Tennessee. Chairman Emkes called the meeting to order at 10:30 a.m. and requested action on the following matters as presented by State Architect Bob Oglesby.

STATE BUILDING COMMISSION SUB-COMMITTEE MEMBERS PRESENT

Chairman Mark Emkes, Commissioner, Department of Finance and Administration  
Vice-Chairman Tre Hargett, Secretary of State  
Justin Wilson, Comptroller of the Treasury  
David Lillard, State Treasurer

OTHERS PRESENT

Bob Oglesby, State Architect  
Georgia Martin, Office of the State Architect  
Peter Heimbach, Department of General Services  
Joy Harris, Treasurer's Office  
Josh Stites, Treasurer's Office  
Melinda Parton, Comptroller's Office  
Bruce Davis, Legislative Budget Office  
Jurgen Bailey, Department of General Services  
Steve Berry, Department of General Services  
Rich Cardwell, Office of the State Architect  
John Carr, Department of Finance and Administration  
Scott Boelscher, THEC  
Kim Adkins, Codell Construction  
Dick Tracy, Tennessee Board of Regents  
Lynelle Jensen, Department of General Services  
Heather Iverson, Department of General Services  
Tami Robison, Department of General Services  
Rufus Johnson, Rufus Johnson Associates  
Cathy Higgins, Legislative Budget Office  
Trammel Hoehn, Department of Finance and Administration  
Candy Toler, ACEC  
Larry Stephens, Michael Brady Inc  
Cindy Liddell, Comptroller's Office  
Alan Durham, Department of Transportation  
Kent McLaughlin, Gilbert/McLaughlin/Casella

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## CONSENT AGENDA

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

- A. Agency: **Department of General Services – Putnam County**  
Transaction: Lease agreement
- B. Agency: **Tennessee Board of Regents – Shelby County**  
Transaction: Acquisition in fee  
Provision: Waiver of advertisement, one appraisal and REM Fee
- C. Agency: **Tennessee Board of Regents – Davidson County**  
Transaction: Acquisition in fee  
Provision: Waiver of advertisement, one appraisal
- D. Agency: **Tennessee Board of Regents – Davidson County**  
Transaction: Acquisition in fee  
Provision: Waiver of advertisement, one appraisal
- E. Agency: **Tennessee Board of Regents – Davidson County**  
Transaction: Acquisition in fee  
Provision: Waiver of advertisement, one appraisal
- F. Agency: **Department of Transportation – Madison County**  
Transaction: Acquisition of wetland mitigation  
Provision: Waiver of advertisement, appraisals
- G. Agency: **Department of Safety / Homeland Security – Franklin County**  
Transaction: Acquisition by lease  
Provision: Waiver of advertisement, appraisals
- H. Agency: **Department of Safety / Homeland Security – Washington County**  
Transaction: Acquisition by easement
- I. Agency: **Tennessee Wildlife Resources Agency – Lauderdale County**  
Transaction: Disposal by easement  
Provision: Waiver of advertisement, one appraisal
- J. Agency: **Tennessee Wildlife Resources Agency – Fayette County**  
Transaction: Acquisition in fee  
Provision: Waiver of advertisement, one appraisal
- K. Agency: **Tennessee Wildlife Resources Agency – Fayette County**  
Transaction: Acquisition in fee  
Provision: Waiver of advertisement, one appraisal

- L. Agency: Tennessee Wildlife Resources Agency – Fayette County  
Transaction: Acquisition in fee  
Provision: Waiver of advertisement, one appraisal
  
- M. Agency: Tennessee Wildlife Resources Agency – Fayette County  
Transaction: Acquisition in fee  
Provision: Waiver of advertisement, one appraisal
  
- N. Agency: Tennessee Wildlife Resources Agency – Fayette County  
Transaction: Acquisition in fee  
Provision: Waiver of advertisement, one appraisal
  
- O. Agency: Tennessee Wildlife Resources Agency – Fayette County  
Transaction: Acquisition in fee  
Provision: Waiver of advertisement, one appraisal
  
- P. Agency: Tennessee Wildlife Resources Agency – Fayette County  
Transaction: Acquisition in fee  
Provision: Waiver of advertisement, one appraisal
  
- Q. Agency: Tennessee Wildlife Resources Agency – Fayette County  
Transaction: Acquisition in fee  
Provision: Waiver of advertisement, one appraisal
  
- R. Agency: Tennessee Wildlife Resources Agency – Fayette County  
Transaction: Acquisition in fee  
Provision: Waiver of advertisement, one appraisal
  
- S. Agency: Tennessee Wildlife Resources Agency – Shelby County  
Transaction: Acquisition in fee  
Provision: Waiver of advertisement, one appraisal
  
- T. Agency: Department of Environment & Conservation – White County  
Transaction: Acquisition in fee  
Provision: Waiver of advertisement, one appraisal
  
- U. Agency: Department of Environment & Conservation – Montgomery County  
Transaction: Acquisition in fee  
Provision: Waiver of advertisement, one appraisal
  
- V. Agency: Department of Environment & Conservation – Montgomery County  
Transaction: Acquisition in fee  
Provision: Waiver of advertisement, one appraisal
  
- W. Agency: Department of Environment & Conservation – Grundy County  
Transaction: Acquisition in fee  
Provision: Waiver of advertisement, one appraisal

TENNESSEE BOARD OF REGENTS

Land Transaction

**Requested Action:** Approval to obtain title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire required interest, not to exceed appraised value with waiver of advertisement and one appraisal

**Description:** Madison County --- 308-310 Maple Street, Jackson, TN – Trans. No. 12-07-029 (Maholland)

**Purpose:** Acquisition in fee property to acquire property as part of the University of Memphis (Lambuth) campus expansion. The building will be demolished and the property will be used for expansion in parking for the campus.

**Estimated Sale Price:** Fair Market Value

**Source of Funding:** Campus Plant Funds – (auxiliary sources-parking) (A)

**Owner(s):** Jackson Community Redevelopment Agency

**Comment:** Purchased by Owner: N/A  
Purchase Price: N/A  
Property Assessor's Value: \$ 73,500  
Improvement Square Footage: 2,758 sf

**SSC Report:** 08/13/2012 Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee with recommendation.

**Minutes:** 08/20/2012 ESC Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire required interest, not to exceed appraised value with waiver of advertisement and one appraisal

## TENNESSEE BOARD OF REGENTS

### Land Transaction

**Requested Action:** Approval to obtain title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire required interest, not to exceed appraised value with waiver of advertisement and one appraisal

**Description:** Madison County -- 312-314 Maple Street, Jackson, TN – Trans. No. 12-07-030 (Maholland)

**Purpose:** Acquisition in fee property to acquire property as part of the University of Memphis (Lambuth) campus. The building will be demolished and the property will be used for expansion in parking for the campus.

**Estimated Sale Price:** Fair Market Value

**Source of Funding:** Campus Plant Funds – (auxiliary sources - parking) (A)

**Owner(s):** Jackson Community Redevelopment Agency

**Comment:** Purchased by Owner: N/A  
Purchase Price: N/A  
Property Assessor's Value: \$ 73,500  
Improvement Square Footage: 2,758 sf

**SSC Report:** 08/13/2012 Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee with recommendation.

**Minutes:** 08/20/2012 ESC Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire required interest, not to exceed appraised value with waiver of advertisement and one appraisal

## TENNESSEE BOARD OF REGENTS

### Land Transaction

**Requested Action:** Approval to obtain title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire required interest, not to exceed appraised value with waiver of advertisement and one appraisal

**Description:** Madison County -- 337 Fairgrounds Lane, Jackson, TN – Trans. No. 12-07-031 (Maholland)

**Purpose:** Acquisition in fee to acquire property to as part of the University of Memphis (Lambuth) campus. The building will be demolished and the property will be used for expansion in parking for the campus.

**Estimated Sale Price:** Fair Market Value

**Source of Funding:** Campus Plant Funds – (auxiliary sources - parking) (A)

**Owner(s):** Jackson Community Redevelopment Agency

**Comment:** Purchased by Owner: N/A  
Purchase Price: N/A  
Property Assessor's Value: \$ 78,100  
Improvement Square Footage: 2,758 sf

**SSC Report:** 08/13/2012 Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee with recommendation.

**Minutes:** 08/20/2012 ESC Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire required interest, not to exceed appraised value with waiver of advertisement and one appraisal

DEPARTMENT OF ENVIRONMENT AND CONSERVATION / TWRA

**Land Transaction**

**Requested Action:** Approval of revision in funding to complete purchase

**Description:** White County – 1,551 +/- acres – Virgin Falls State Natural Area, Sparta, TN – Trans. No. 08-05-014 (McLeod)

**Purpose:** Acquisition in fee of Virgin Falls property

**Total Sale Price:** \$2,670,000.00

**Source of Funding:** \$1,538,450.00 US Fish & Wildlife Grant (F)  
\$ 300,000.00 TWRA Wetland Acquisition (A)  
\$ 845,000.00 Gift (O)

**Owners:** The May Co, LLC et al

**Comment:** The State owns a lease on this property purchased for \$1,385.00 per acre. This purchase in fee simple will complete the transaction using a Federal Grant (55%), a Gift and TWRA Wetland Acquisition Funds. The TWRA Funds are by statute for this transaction and are subject to approval by the TWRA Commission on 24 August 2012. Remaining funds will pay for fees. Additional match to the 45% is provided by the value of the lease.

**Previous Action:** 06/26/2008 Executive subcommittee approved the transaction.  
02/21/2012 Executive subcommittee approved the transaction.

**SSC Report:** 08/13/2012 Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee with recommendation.

**Minutes:** 08/20/2012 ESC Comptroller Wilson asked if the TWRA Commission had approved the request and was told "yes". Subcommittee approved a revision in funding to complete the purchase of the property.



## DEPARTMENT OF FINANCE AND ADMINISTRATION

### Land Transaction

- Requested Action:** Approval to sell property below appraised value at \$1,050,000
- Description:** Davidson County – 2200 Charlotte Avenue (Tract #2) , Nashville, TN – Trans. No. 11-05-006 (Baugh)
- Comment:** Appraised value of this Tract #2 is \$2,458,077.50 “as is”
- Previous Action:** 06/22/2011 Executive subcommittee approved the transaction to sale the property.
- SSC Report:** 08/13/2012 Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for discussion.
- Minutes:** 08/20/2012 ESC Peter Heimbach presented the request for approval to sell the property below fair market value, which was appraised at \$2,458,000. He said they had received their highest offer at \$1,050,000 for Tract 2, which was the only tract with a building on it. He said the proposals received for Tracts 1 and 3 were significantly lower than the appraised value and it was their understanding that development of the middle tract could increase the value of the remaining two tracts. Comptroller Wilson asked if the price reflected the environmental issues on the properties, and was told “yes”. Commissioner Emkes said he understood that the buildings were an eyesore which had initiated some negative publicity and he thought selling the property was in the best interest of the tax payers. Secretary Hargett expressed a difference of opinion stating that the tax payers would prefer to look at the rundown buildings than to receive less than the appraised value. Treasurer Lillard asked if the property had been advertised and Mr. Heimbach responded “2 or 3 times”, with this being the best opportunity for the State to sell it. Commissioner Emkes stated he approved of their strategy of selling the middle piece, and Secretary Hargett said he thought they needed a different appraiser. After further discussion, Subcommittee approved the sale of the property below appraised value, with Secretary Hargett voting to abstain.

TENNESSEE BOARD OF REGENTS

University of Memphis at Lambuth, Jackson, Madison County

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

Project Title: Demolition – 308-310 Maple Street

Project Description: Demolish 2,758 sf duplex house

SBC Number: 166/007-11-2012

Total Project Budget: \$15,000

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

Comment: TN Historical Commission in the demolition letter stated that the demo will not adversely affect this State owned resource and no further action is necessary.

SSC Report: 08/13/2012 Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee with recommendation.

Minutes: 08/20/2012 ESC Approved project budget, scope, and source of funding

## TENNESSEE BOARD OF REGENTS

### University of Memphis at Lambuth, Jackson, Madison County

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

**Project Title:** Demolition 312-314 Maple Street

**Project Description:** Demolish 2,758 sf duplex house

**SBC Number:** 166/007-10-2012

**Total Project Budget:** \$15,000

**Source of Funding:** \$15,000 Plant (Auxiliary - Parking) (A)

**Comment:** TN Historical Commission in the demolition letter stated that the demo will not adversely affect this State owned resource and no further action is necessary.

**SSC Report:** 08/13/2012 Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee with recommendation.

**Minutes:** 08/20/2012 ESC Approved project budget, scope, and source of funding

TENNESSEE BOARD OF REGENTS

University of Memphis at Lambuth, Jackson, Madison County

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

Project Title: Demolition 337 Fairgrounds Lane

Project Description: Demolish 2,758 sf duplex house

SBC Number: 166/007-09-2012

Total Project Budget: \$15,000

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

Comment: TN Historical Commission in the demolition letter stated that the demo will not adversely affect this State owned resource and no further action is necessary.

SSC Report: 08/13/2012 Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee with recommendation.

Minutes: 08/20/2012 ESC Approved project budget, scope, and source of funding

## STATE BUILDING COMMISSION

### Minutes of Executive Subcommittee Meeting

- 1) Approved the Minutes of the Executive Subcommittee meeting held on July 23, 2012.

### Designer Selections

- 1) The following designer selections represent projects approved by the State Building Commission and as recommended by the State Procurement Agencies.

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| <ol style="list-style-type: none"><li>1) <b>University of Tennessee Knoxville</b><br/>(New Student Housing Planning)<br/>Total Project Budget: \$68,400,000.00<br/>Current Funding: \$ 3,000,000.00<br/>SBC Project No. 540/009-15-2012<br/>Designer: <b>COPE ASSOCIATES</b></li><li>2) <b>Austin Peay State University</b><br/>(Governor's Stadium Renovation)<br/>Total Project Budget: \$16,000,000.00<br/>SBC Project No. 166/003-05-2012<br/>Designer: <b>RUFUS JOHNSON ASSOC</b></li><li>3) <b>Austin Peay State University</b><br/>(Dunn Center Scoreboard Replacement)<br/>Total Project Budget: \$1,800,000.00<br/>SBC Project No. 166/003-04-2012<br/>Designer: <b>BAUER ASKEW</b></li><li>4) <b>Cleveland State Community College</b><br/>(Fire Alarm System Upgrade)<br/>Total Project Budget: \$1,000,000.00<br/>SBC Project No. 166/013-01-2012<br/>Designer: <b>CAMPBELL &amp; ASSOCIATES</b></li><li>5) <b>Columbia State Community College</b><br/>(Jones Student Center Renovations)<br/>Total Project Budget: \$1,840,000.00<br/>SBC Project No. 166/015-03-2012<br/>Designer: <b>KLINE SWINNEY</b></li></ol> | <ol style="list-style-type: none"><li>6) <b>East Tennessee State University</b><br/>(Gray Fossil Site Improvements)<br/>Total Project Budget: \$181,282.00<br/>SBC Project No. 166/005-03-2012<br/>Designer: <b>BENEFIELD RICHTERS</b></li><li>7) <b>Jackson State Community College</b><br/>(Student Center Repairs and Updates)<br/>Total Project Budget: \$500,000.00<br/>SBC Project No. 166/019-01-2012<br/>Designer: <b>TLM ASSOCIATES</b></li><li>8) <b>University of Memphis</b><br/>(Carney-Johnston Dormitory Renovation)<br/>Total Project Budget: \$3,000,000.00<br/>SBC Project No. 166/007-06-2012<br/>Designer: <b>BRG3S ARCHITECTS</b></li><li>9) <b>Rocky Mount Historical Site</b><br/>(Roof Replacements)<br/>Total Project Budget: \$300,000.00<br/>SBC Project No. 160/005-01-2012<br/>Designer: <b>REEDY &amp; SYKES</b></li><li>10) <b>221 Foxwood Lane (IDD Group Home)</b><br/>(Updates)<br/>Total Project Budget: \$200,000.00<br/>SBC Project No. 346/000-01-2012<br/>Designer: <b>DESIGN HOUSE 1411</b></li></ol> |
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| <p>11) <b>455 Hannings Lane (IDD Group Home)</b><br/>         (Exterior Updates)<br/>         Total Project Budget: \$450,000.00<br/>         SBC Project No. 346/000-02-2012<br/>         Designer: TLM ASSOCIATES</p> <p>12) <b>Greene Valley Developmental Center</b><br/>         (Admin Bldg Back-up Chiller)<br/>         Total Project Budget: \$600,000.00<br/>         SBC Project No. 344/007-02-2012<br/>         Designer: WEST WELCH REED</p> <p>13) <b>West TN State Penitentiary</b><br/>         (Reroof Various Bldgs Site 3)<br/>         Total Project Budget: \$6,350,000.00<br/>         SBC Project No. 142/022-04-2012<br/>         Designer: CLARK DIXON ARCHITECTS</p> <p>14) <b>Wayne County Boot Camp</b><br/>         (Reroof Minimum Security Bldg)<br/>         Total Project Budget: \$1,100,000.00<br/>         SBC Project No. 142/017-01-2012<br/>         Designer: KLINE SWINNEY</p> <p>15) <b>Command &amp; Technology Center</b><br/>         (New Center)<br/>         Total Project Budget: \$8,850,000.00<br/>         SBC Project No. 140/001-07-2010<br/>         Designer: THOMAS MILLER PARTNERS</p> <p>16) <b>Statewide</b><br/>         (Bicycle Storage Lockers and Racks)<br/>         Total Project Budget: \$130,000.00<br/>         SBC Project No. 529/000-10-2012<br/>         Designer: MOODY NOLAN</p> | <p>17) <b>John Sevier State Office Building</b><br/>         (Fire Alarm Replacement/Interior Finishes)<br/>         Total Project Budget: \$5,000,000.00<br/>         Current Funding: \$ 520,000.00<br/>         SBC Project No. 529/070-01-2012<br/>         Designer: SMITH SECKMAN REID</p> <p>18) <b>TN Rehabilitation Center</b><br/>         (Reroof Building "T")<br/>         Total Project Budget: \$400,000.00<br/>         SBC Project No. 442/006-01-2012<br/>         Designer: MAYO ARCHITECTURE</p> <p>19) <b>Office of the State Architect</b><br/>         (High Performing Buildings Consultant)<br/>         Total Project Budget: \$250,000<br/>         SBC Project No. 900/000-01-2012<br/>         Designer: SUSTAINABLE SOLUTIONS<br/>         GROUP / SMITH SECKMAN REID</p> <p>20) <b>Old Tennessee State Prison</b><br/>         (Castle Bldg Renovations and Additions)<br/>         Planning Cost: \$ 800,000.00<br/>         SBC Project No. 142/007-01-2012<br/>         Designer: EOA ARCHITECTS (for master<br/>         planning &amp; preplanning)</p> <p>21) <b>665 Mainstream</b><br/>         (Temporary Office Build-Out)<br/>         Total Project Budget: \$2,050,000.00<br/>         SBC Project No. 529/012-01-2012<br/>         Designer: THOMAS - MILLER &amp; PARTNERS</p> |
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DEPARTMENT OF GENERAL SERVICES

Lease Agreement

**Requested Action:** Approval of lease amendment #2

**Location:** Putnam County – 444 Neal Street, Cookeville, TN – Trans. No. 09-11-920 (Smith)

**Purpose:** Shall be amended to remove and release the Department of Revenue from all obligations under this lease. The Departments of Labor Workforce Development and Economic Community Development will lease 5,060 sq. ft. from Facility Revolving Fund (FRF). No other changes will be done (same square footage and rent).

**Term:** October 1, 2011 thru September 30, 2021 (10 years)

**Proposed Amount:**

|  |                    |                     |
|--|--------------------|---------------------|
| 5,060 Square Feet                          |                    |                     |
| Annual contract rent incl. utilities cost: | \$44,616.00        | @\$8.82 / sf        |
| Annual janitorial cost:                    | <u>\$ 5,566.00</u> | <u>@\$1.10 / sf</u> |
| Total Annual Effective Cost:               | \$50,182.00        | @\$9.92 / sf        |

**Current Amount: LWF**

|   |             |               |
|---|-------------|---------------|
| 3,664 Square Feet                                       |             |               |
| Annual contract rent incl. utilities & janitorial cost: | \$39,754.00 | @\$10.85 / sf |
| Total Annual Effective Cost:                            | \$39,754.00 | @\$10.85 / sf |

**Current Amount: ECD** State space – 1,076 sf – UCRHF (temporary space)

**Type:** Amendment #2

**FRF Rate:** \$18.00

**Source of Funding:** State Funding 100% for both LWF & ECD

**Lessor:** Neal Street Investments, LLC / Eric Cherry

**Comment:** All terms and conditions including standard termination of Lease #1699 shall remain unchanged and in full force and effect. Lessor is to build ADA ramp to the sidewalk at the entrance and meet all ADA codes. Modifications to three (3) offices. Labor Workforce Development will occupy 3,383 sf and Economic Community Development will occupy 1,677 sf. LWFD is reducing its SF to take balance of space not occupied by ECD. ECD had a field staff of three people that previously had no office and they were offered the use of temporary space at UCHF until the space at

444 Neal Street was completed for their occupancy. Revenue remained in the space they had been occupying since T3 was installed and it was decided to move Revenue into UCHF. The space they had been scheduled to occupy at 444 Neal Street had to be backfilled and therefore it was determined that LWFD was the best fit.

**Previous ESC Action:** 08/31/2010 Executive subcommittee approved the transaction.

**SSC Report:** 08/13/2012 Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for the consent agenda.

**Minutes:** 08/20/2012 ESC Approved lease amendment #2



TENNESSEE BOARD OF REGENTS

**Land Transaction**

**Requested Action:** Approval to obtain title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire required interest, not to exceed appraised value with waiver of advertisement and one appraisal and REM Fees

**Description:** Shelby County – 0.20 +/- acres – 3571 Watauga Avenue, Memphis, TN – Trans. No. 12-05-014 (Maholland)

**Purpose:** Acquisition in fee property will be used for future expansion and is part of the “102” properties that was approved on July 2007 and in the 2007 University of Memphis Master Plan.

**Estimated Sale Price:** Fair Market Value

**Source of Funding:** 2007 G. O. Bonds (A)

**Owner(s):** Kenneth and Gwen Rowland

**Comment:** Purchased by Owner: May 2007  
Purchase Price: \$142,000  
Property Assessor’s Value: \$ 138,000  
Improvement Square Footage: 1,400

One appraisal received for \$142,000 in June 2012.

**SSC Report:** 08/13/2012 Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for the consent agenda.

**Minutes:** 08/20/2012 ESC Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire required interest, not to exceed appraised value with waiver of advertisement and one appraisal and REM Fees

TENNESSEE BOARD OF REGENTS

Land Transaction

**Requested Action:** Approval to obtain title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire required interest, not to exceed appraised value with waiver of advertisement and one appraisal

**Description:** Davidson County – 0.51 +/- acres – 3900 John Merritt Blvd., Nashville, TN – Trans. No. 12-07-017 (Maholland)

**Purpose:** Acquisition in fee property to develop a gateway on the north side of the main campus as indicated in the 2008 TSU Campus Master Plan.

**Estimated Sale Price:** Fair Market Value

**Source of Funding:** Campus Plant Funds – (non-auxiliary) (A)

**Owner(s):** Dewayne E. Collier

**Comment:** Purchased by Owner: November 14, 2003  
Purchase Price: \$60,000  
Property Assessor's Value: \$ 77,700  
Improvement Square Footage: trailer to be removed

**SSC Report:** 08/13/2012 Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for the consent agenda.

**Minutes:** 08/20/2012 ESC Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire required interest, not to exceed appraised value with waiver of advertisement and one appraisal

TENNESSEE BOARD OF REGENTS

**Land Transaction**

**Requested Action:** Approval to obtain title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire required interest, not to exceed appraised value with waiver of advertisement and one appraisal

**Description:** Davidson County – 0.35 +/- acres – 1045 31<sup>st</sup> Avenue, North, Nashville, TN – Trans. No. 12-07-018 (Maholland)

**Purpose:** Acquisition in fee property to acquire vacant parcel to expand TSU's parking lot and in the 2008 TSU Campus Master Plan.

**Estimated Sale Price:** Fair Market Value

**Source of Funding:** Campus Plant Funds – (non-auxiliary) (A)

**Owner(s):** Luella Blain Hill

**Comment:** Purchased by Owner: June 1998  
Purchase Price: \$9,300  
Property Assessor's Value: \$ 40,000  
Improvement Square Footage:

**SSC Report:** 08/13/2012 Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for the consent agenda.

**Minutes:** 08/20/2012 ESC Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire required interest, not to exceed appraised value with waiver of advertisement and one appraisal

TENNESSEE BOARD OF REGENTS

Land Transaction

**Requested Action:** Approval to obtain title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire required interest, not to exceed appraised value with waiver of advertisement and one appraisal

**Description:** Davidson County – 0.17 +/- acres – 1047 31<sup>st</sup> Avenue North., Nashville, TN – Trans. No. 12-07-019 (Maholland)

**Purpose:** Acquisition in fee property to acquire vacant lot to expand current parking for the campus and in the 2008 TSU Campus Master Plan.

**Estimated Sale Price:** Fair Market Value

**Source of Funding:** Campus Plant Funds – (non-auxiliary) (A)

**Owner(s):** Luella Blain Hill

**Comment:** Purchased by Owner: January 1995  
Purchase Price: N/A  
Property Assessor's Value: \$ 40,000  
Improvement Square Footage: N/A

**SSC Report:** 08/13/2012 Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for the consent agenda.

**Minutes:** 08/20/2012 ESC Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire required interest, not to exceed appraised value with waiver of advertisement and one appraisal

DEPARTMENT OF TRANSPORTATION

**Land Transaction**

|                           |  |
|---------------------------|--|
| <b>Requested Action:</b>  | <b>Approval to acquire wetland mitigation credits with waiver of advertisement and appraisals</b>  |
| <b>Description:</b>       | Madison County – 15 wetland mitigation credits @ \$25,000 per credit (\$375,000) and 10 credits @ \$3,750 per credit (\$37,500) at the White Lake Wetland Bank. – Trans No. 12-07-005 (Bailey) |
| <b>Purpose:</b>           | The acquisition of wetland mitigation credits will be used to mitigate unavoidable wetland impacts to road projects being completed in Crockett and surrounding counties.                      |
| <b>Estimated Price:</b>   | \$375,000 (\$25,000 per credit x 15)<br>\$37,500 (\$3,750 per credit x 10)   |
| <b>Source of Funding:</b> | 12/13 State Highway Funds – 20% (A)<br>12/13 Federal Funds – 80% (F)   |
| <b>Owner(s):</b>          | White Lake Waterfowl, LLC  |
| <b>SSC Report:</b>        | 08/13/2012 Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for the consent agenda.   |
| <b>Minutes:</b>           | 08/20/2012 ESC Approved acquiring wetland mitigation credits with waiver of advertisement and appraisals   |

DEPARTMENT OF SAFETY AND HOMELAND SECURITYLand Transaction

**Requested Action:** Approval of final lease document for Safety Tower Lease with waiver of advertisement and appraisals

**Description:** Franklin County – 2.0+/-acres – Keith Springs Mountain, 1170 Iron Gap Road, Belvidere, TN – Trans. No. 12-07-027 (Bailey)

**Purpose:** Acquisition by lease for Safety's Interoperable Communications Systems Initiative.

**Term:** Twenty five years (25)

**Rent:** No-Cost Lease

**Lessor:** Franklin County

**Comment:** Access easement is also included in this agreement

**Previous Action:** 02/12/2012. Executive subcommittee approved transaction and the template.

**SSC Report:** 08/13/2012 Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for the consent agenda.

**Minutes:** 08/20/2012 ESC Approved final lease document for Safety Tower Lease with waiver of advertisement and appraisals

DEPARTMENT OF SAFETY AND HOMELAND SECURITYLand Transaction

**Requested Action:** Approval to obtain survey and exercise option to accept as gift the required easement

**Description:** Washington County – 1.0+/-acres – Fall Branch, TN – Trans. No. 12-07-028 (Bailey)

**Purpose:** Acquisition by easement (Fall Radius Easement) being required by the local planning office to acknowledge the fall zone of the tower.

**Estimated Cost:** No cost

**Owner:** David and Linda Nave

**SSC Report:** 08/13/2012 Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for the consent agenda.

**Minutes:** 08/20/2012 ESC Approved obtaining survey and exercise option to accept as gift the required easement

TENNESSEE WILDLIFE AND RESOURCES AGENCY

Land Transaction

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

**Description:** Lauderdale County – 7.31+/- acres – Ripley, TN – Trans. No. 12-07-006 (Jackson)

**Purpose:** Disposal by easement to sell and convey a legal restricted access easement to lands in Arkansas along Mississippi River.

**Estimated Sale Price:** Fair Market Value

**Grantee:** Bob Turner, Realtor – Turkey Lake LLC

**Comment:** The tract is owned by Millington Phone Company but is being sold to Turkey Lake LLC. The easement will be 20' in width and 15,900 feet in length

**SSC Report:** 08/13/2012 Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for the consent agenda.

**Minutes:** 08/20/2012 ESC Approved disposal by easement with waiver of advertisement and one appraisal



TENNESSEE WILDLIFE AND RESOURCES AGENCY

**Land Transaction**

**Requested Action:** Approval to obtain title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire required interest, not to exceed appraised value with waiver of advertisement and one appraisal

**Description:** Fayette County -- 83.52+/-acres – North of Yager Drive, Piperton, TN – Trans. No. 12-07-007 (Jackson)

**Purpose:** Acquisition in fee property to acquire 10 tracts of land from Wolf River Conservancy. Six (6) of the tracts, five (5) in Fayette Co. and one (1) in Shelby Co. will be gifts, with the remaining four (4) Fayette Co. tracts to be conveyed to the State at 10% below Fair Market Value.

**Estimated Sale Price:** Fair Market Value minus 10% that was negotiated

**Source of Funding:** 2012/2013 Wetland Acquisition Funds (A)

**Owner(s):** Wolf River Conservancy

**Comment:** Purchased by Owner: October 3, 2002  
Purchase Price: \$66,816  
Property Assessor's Value: \$ 33,400  
Improvement Square Footage: unimproved

**SSC Report:** 08/13/2012 Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for the consent agenda.

**Minutes:** 08/20/2012 ESC Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire required interest, not to exceed appraised value with waiver of advertisement and one appraisal

TENNESSEE WILDLIFE AND RESOURCES AGENCY

**Land Transaction**

**Requested Action:** Approval to obtain title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire required interest, not to exceed appraised value with waiver of advertisement and one appraisal

**Description:** Fayette County -- 124.80+/-acres – Wolf River, Piperton, TN – Trans. No. 12-07-008 (Jackson)

**Purpose:** Acquisition in fee property to acquire 10 tracts of land from Wolf River Conservancy. Six (6) of the tracts, five (5) in Fayette Co. and one (1) in Shelby Co. will be gifts, with the remaining four (4) Fayette Co. tracts to be conveyed to the State at 10% below Fair Market Value.

**Estimated Sale Price:** Fair Market Value minus 10% that was negotiated

**Source of Funding:** 2012/2013 Wetland Acquisition Funds (A)

**Owner(s):** Wolf River Conservancy

**Comment:** Purchased by Owner: July 29, 2008  
Purchase Price: \$187,195  
Property Assessor's Value: \$ 109,500  
Improvement Square Footage: unimproved

**SSC Report:** 08/13/2012 Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for the consent agenda.

**Minutes:** 08/20/2012 ESC Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire required interest, not to exceed appraised value with waiver of advertisement and one appraisal

TENNESSEE WILDLIFE AND RESOURCE AGENCY

Land Transaction

**Requested Action:** Approval to obtain title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire required interest, not to exceed appraised value with waiver of advertisement and one appraisal

**Description:** Fayette County -- 46.63+/-acres – North of Ballard Road, Piperton, TN – Trans. No. 12-07-009 (Jackson)

**Purpose:** Acquisition in fee property to acquire 10 tracts of land from Wolf River Conservancy. Six (6) of the tracts, five (5) in Fayette Co. and one (1) in Shelby Co. will be gifts, with the remaining four (4) Fayette Co. tracts to be conveyed to the State at 10% below Fair Market Value.

**Estimated Sale Price:** Fair Market Value minus 10% that was negotiated

**Source of Funding:** 2012/2013 Wetland Acquisition Funds (A)

**Owner(s):** Wolf River Conservancy

**Comment:** Purchased by Owner: August 21, 2008  
Purchase Price: \$71,442  
Property Assessor's Value: \$ 131,800  
Improvement Square Footage: unimproved

**SSC Report:** 08/13/2012 Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for the consent agenda.

**Minutes:** 08/20/2012 ESC Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire required interest, not to exceed appraised value with waiver of advertisement and one appraisal

TENNESSEE WILDLIFE AND RESOURCE AGENCY

Land Transaction

**Requested Action:** Approval to obtain title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire required interest, not to exceed appraised value with waiver of advertisement and one appraisal

**Description:** Fayette County -- 117.97+/-acres – North of Mt. Zion Drive, Piperton, TN – Trans. No. 12-07-010 (Jackson)

**Purpose:** Acquisition in fee property to acquire 10 tracts of land from Wolf River Conservancy. Six (6) of the tracts, five (5) in Fayette Co. and one (1) in Shelby Co. will be gifts, with the remaining four (4) Fayette Co. tracts to be conveyed to the State at 10% below Fair Market Value.

**Estimated Sale Price:** Fair Market Value minus 10% that was negotiated

**Source of Funding:** 2012/2013 Wetland Acquisition Funds (A)

**Owner(s):** Wolf River Conservancy

**Comment:** Purchased by Owner: September 17, 2003  
Purchase Price: \$195,140  
Property Assessor's Value: \$ 177,400  
Improvement Square Footage: unimproved

**SSC Report:** 08/13/2012 Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for the consent agenda.

**Minutes:** 08/20/2012 ESC Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire required interest, not to exceed appraised value with waiver of advertisement and one appraisal

TENNESSEE WILDLIFE AND RESOURCE AGENCY

Land Transaction

**Requested Action:** Approval to obtain title work, appraisal, survey, phase 1 environmental assessment and accept as gift required interest, not to exceed appraised value with waiver of advertisement and one appraisal

**Description:** Fayette County – 4.58+/-acres – Jones Tract – Hwy. 196, Piperton, TN – Trans. No. 12-07-011 (Jackson)

**Purpose:** Acquisition in fee property to acquire 10 tracts of land from Wolf River Conservancy. Six (6) of the tracts, five (5) in Fayette Co. and one (1) in Shelby Co. will be gifts, with the remaining four (4) Fayette Co. tracts to be conveyed to the State at 10% below Fair Market Value.

**Estimated Sale Price:** Gift

**Source of Funding:** 2012/2013 Wetland Acquisition Funds (A)

**Owner(s):** Wolf River Conservancy

**Comment:** Purchased by Owner: November 1, 2001  
Purchase Price: \$3,665  
Property Assessor's Value: \$ 11,300  
Improvement Square Footage: unimproved

**SSC Report:** 08/13/2012 Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for the consent agenda.

**Minutes:** 08/20/2012 ESC Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and accept as gift required interest, not to exceed appraised value with waiver of advertisement and one appraisal

TENNESSEE WILDLIFE AND RESOURCE AGENCY

Land Transaction

**Requested Action:** Approval to obtain title work, appraisal, survey, phase 1 environmental assessment and accept as gift required interest, not to exceed appraised value with waiver of advertisement and one appraisal

**Description:** Fayette County – 3.3+/-acres – Gillland Tract – Hwy. 196 West, Piperton, TN – Trans. No. 12-07-012 (Jackson)

**Purpose:** Acquisition in fee property to acquire 10 tracts of land from Wolf River Conservancy. Six (6) of the tracts, five (5) in Fayette Co. and one (1) in Shelby Co. will be gifts, with the remaining four (4) Fayette Co. tracts to be conveyed to the State at 10% below Fair Market Value.

**Estimated Sale Price:** Gift

**Source of Funding:** 2012/2013 Wetland Acquisition Funds (A)

**Owner(s):** Wolf River Conservancy

**Comment:** Purchased by Owner: September 14, 2007  
Purchase Price: \$3,795  
Property Assessor's Value: \$ 8,800  
Improvement Square Footage: unimproved

**SSC Report:** 08/13/2012 Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for the consent agenda.

**Minutes:** 08/20/2012 ESC Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and accept as gift required interest, not to exceed appraised value with waiver of advertisement and one appraisal

TENNESSEE WILDLIFE AND RESOURCE AGENCY

Land Transaction

**Requested Action:** Approval to obtain title work, appraisal, survey, phase 1 environmental assessment and accept as gift required interest, not to exceed appraised value with waiver of advertisement and one appraisal

**Description:** Fayette County – 3.27+/-acres – Reid Tract – Hwy. 196 West, Piperton, TN – Trans. No. 12-07-013 (Jackson)

**Purpose:** Acquisition in fee property to acquire 10 tracts of land from Wolf River Conservancy. Six (6) of the tracts, five (5) in Fayette Co. and one (1) in Shelby Co. will be gifts, with the remaining four (4) Fayette Co. tracts to be conveyed to the State at 10% below Fair Market Value.

**Estimated Sale Price:** Gift

**Source of Funding:** 2012/2013 Wetland Acquisition Funds (A)

**Owner(s):** Wolf River Conservancy

**Comment:** Purchased by Owner: November 8, 2001  
Purchase Price: \$2,620  
Property Assessor's Value: \$ 8,800  
Improvement Square Footage: unimproved

**SSC Report:** 08/13/2012 Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for the consent agenda.

**Minutes:** 08/20/2012 ESC Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and accept as gift required interest, not to exceed appraised value with waiver of advertisement and one appraisal

TENNESSEE WILDLIFE AND RESOURCE AGENCY

**Land Transaction**

**Requested Action:** Approval to obtain title work, appraisal, survey, phase 1 environmental assessment and accept as gift required interest, not to exceed appraised value with waiver of advertisement and one appraisal

**Description:** Fayette County – 3.34+/-acres – Gammel Tract – Hwy. 196 West, Piperton, TN – Trans. No. 12-07-014 (Jackson)

**Purpose:** Acquisition in fee property to acquire 10 tracts of land from Wolf River Conservancy. Six (6) of the tracts, five (5) in Fayette Co. and one (1) in Shelby Co. will be gifts, with the remaining four (4) Fayette Co. tracts to be conveyed to the State at 10% below Fair Market Value.

**Estimated Sale Price:** Gift

**Source of Funding:** 2012/2013 Wetland Acquisition Funds (A)

**Owner(s):** Wolf River Conservancy

**Comment:** Purchased by Owner: October 10, 2003  
Purchase Price: \$2,668  
Property Assessor's Value: \$ 8,900  
Improvement Square Footage: unimproved

**SSC Report:** 08/13/2012 Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for the consent agenda.

**Minutes:** 08/20/2012 ESC Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and accept as gift required interest, not to exceed appraised value with waiver of advertisement and one appraisal



TENNESSEE WILDLIFE AND RESOURCE AGENCY

Land Transaction

**Requested Action:** Approval to obtain title work, appraisal, survey, phase 1 environmental assessment and accept as gift required interest, not to exceed appraised value with waiver of advertisement and one appraisal

**Description:** Fayette County – 2.35+/-acres – Spiller Tract – Hwy. 196 West, Piperton, TN – Trans. No. 12-07-015 (Jackson)

**Purpose:** Acquisition in fee property to acquire 10 tracts of land from Wolf River Conservancy. Six (6) of the tracts, five (5) in Fayette Co. and one (1) in Shelby Co. will be gifts, with the remaining four (4) Fayette Co. tracts to be conveyed to the State at 10% below Fair Market Value.

**Estimated Sale Price:** Gift

**Source of Funding:** 2012/2013 Wetland Acquisition Funds (A)

**Owner(s):** Wolf River Conservancy

**Comment:** Purchased by Owner: May 19, 2005  
Purchase Price: \$2,115  
Property Assessor's Value: \$6,700  
Improvement Square Footage: unimproved

**SSC Report:** 08/13/2012 Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for the consent agenda.

**Minutes:** 08/20/2012 ESC Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and accept as gift required interest, not to exceed appraised value with waiver of advertisement and one appraisal

TENNESSEE WILDLIFE AND RESOURCE AGENCYLand Transaction

**Requested Action:** Approval to obtain title work, appraisal, survey, phase 1 environmental assessment and accept as gift required interest, not to exceed appraised value with waiver of advertisement and one appraisal

**Description:** Shelby County – 8.07+/-acres – Joyner Tract – Collierville/Arlington Road, Collierville, TN – Trans. No. 12-07-016 (Jackson)

**Purpose:** Acquisition in fee property to acquire 10 tracts of land from Wolf River Conservancy. Six (6) of the tracts, five (5) in Fayette Co. and one (1) in Shelby Co. will be gifts, with the remaining four (4) Fayette Co. tracts to be conveyed to the State at 10% below Fair Market Value.

**Estimated Sale Price:** Gift

**Source of Funding:** 2012/2013 Wetland Acquisition Funds (A)

**Owner(s):** Wolf River Conservancy

**Comment:** Purchased by Owner: March 15, 2006  
Purchase Price: \$10,500  
Property Assessor's Value: \$6,500  
Improvement Square Footage: unimproved

**SSC Report:** 08/13/2012 Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for the consent agenda.

**Minutes:** 08/20/2012 ESC Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and accept as gift required interest, not to exceed appraised value with waiver of advertisement and one appraisal

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

**Land Transaction**

**Requested Action:** Approval to obtain title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire required interest, not to exceed appraised value with waiver of advertisement and one appraisal

**Description:** White County – 10.21+/-acres – Frank Massa Road, Sparta, TN – Trans. No. 12-07-020 (Baugh)

**Purpose:** Acquisition in fee to acquire property for protection of viewshed, watershed, species protection, sense of place, controlled access, and boundary buffer this property is a high priority for Burgess Falls State Natural Area.

**Estimated Sale Price:** Fair Market Value

**Source of Funding:** State Land Acquisition Fund Reserves (A/R)

**Owner(s):** David and Rhonda Walker

**Comment:** Purchased by Owner: September 30, 1998  
Purchase Price: \$30,000  
Property Assessor's Value: \$47,000  
Improvement Square Footage: unimproved

The Land Trust of TN will act as a third party in this acquisition.

**SSC Report:** 08/13/2012 Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for the consent agenda.

**Minutes:** 08/20/2012 ESC Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and accept as gift required interest, not to exceed appraised value with waiver of advertisement and one appraisal

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Land Transaction

**Requested Action:** Approval to obtain title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire required interest, not to exceed appraised value with waiver of advertisement and one appraisal

**Description:** Montgomery County – 1.5+/-acres – 2173 Old Russellville Pike, Clarksville, TN – Trans. No. 12-07-021 (Baugh)

**Purpose:** Acquisition in fee to acquire this property to protect the integrity and the watershed of Dunbar Cave.

**Estimated Sale Price:** Fair Market Value

**Source of Funding:** State Land Acquisition Fund Reserves (A/R)

**Owner(s):** Dana and Brad Crowe

**Comment:** Purchased by Owner: January 14, 1987  
Purchase Price: \$32,000  
Property Assessor's Value: \$100,500  
Improvement Square Footage: 1,760 sf

The Land Trust of TN will act as a third party in this acquisition before the property is sold to someone else.

**SSC Report:** 08/13/2012 Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for the consent agenda.

**Minutes:** 08/20/2012 ESC Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and accept as gift required interest, not to exceed appraised value with waiver of advertisement and one appraisal

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Land Transaction

**Requested Action:** Approval to obtain title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire required interest, not to exceed appraised value with waiver of advertisement and one appraisal

**Description:** Montgomery County – 2.8 +/- acres – 2125 Sanders Road, Clarksville, TN – Trans. No. 12-07-022 (Baugh)

**Purpose:** Acquisition in fee to acquire this property to protect the integrity and the watershed of Dunbar Cave.

**Estimated Sale Price:** Fair Market Value

**Source of Funding:** State Land Acquisition Fund Reserves (A/R)

**Owner(s):** Taylor Rather

**Comment:** Purchased by Owner: January 4, 2001  
Purchase Price: \$15,000  
Property Assessor's Value: \$34,900  
Improvement Square Footage: unimproved

The Land Trust of TN will act as a third party in this acquisition before the property is sold to someone else.

**SSC Report:** 08/13/2012 Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for the consent agenda.

**Minutes:** 08/20/2012 ESC Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and accept as gift required interest, not to exceed appraised value with waiver of advertisement and one appraisal

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Land Transaction

**Requested Action:** Approval to obtain title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire required interest, not to exceed appraised value with waiver of advertisement and one appraisal

**Description:** Grundy County – 100+/-acres – Savage Gulf State Natural Area, TN – Trans. No. 12-07-024 (McLeod)

**Purpose:** Acquisition in fee this property is one of the last remaining in-holding tracts at Savage Gulf. The property gives us a more clearly defined boundary on top of the bluff, adjacent to park land while also eliminating an in-holding.

**Estimated Sale Price:** Fair Market Value

**Source of Funding:** State Land Acquisition Reserves Fund (A/R)

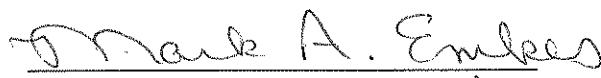
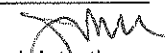
**Owner(s):** Friends of South Cumberland State Recreation Area, Inc.

**Comment:** Purchased by Owner: July 28, 2008  
Purchase Price: \$245,000  
Property Assessor's Value:  
Improvement Square Footage: unimproved

**SSC Report:** 08/13/2012 Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for the consent agenda.

**Minutes:** 08/20/2012 ESC Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and accept as gift required interest, not to exceed appraised value with waiver of advertisement and one appraisal

Approved:

  
Mark A. Emkes, Commissioner  
Department of Finance and Administration 

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