

MINUTES

STATE BUILDING COMMISSION MEETING

EXECUTIVE SUB-COMMITTEE

FEBRUARY 22, 2005

The State Building Commission Executive Sub-committee met this day at 9:00 a.m. in Executive Conference Room, Ground Floor, State Capitol, Nashville, Tennessee.

STATE BUILDING COMMISSION SUB-COMMITTEE MEMBERS PRESENT

Dave Goetz, Commissioner, Department of Finance and Administration
John Morgan, Comptroller of the Treasury
Dale Sims, State Treasurer
Riley Darnell, Secretary of State

OTHERS PRESENT

Charles Garrett, Department of Finance and Administration
Georgia Martin, Department of Finance and Administration
Gloria Rittenberry, Department of Finance and Administration
Jurgen Bailey, Department of Finance and Administration
Charles Harrison, Comptroller's Office
Jerry Preston, Tennessee Board of Regents
Annette Crutchfield, Legislative Budget Analysis
Janie Porter, Attorney General's Office
George Brummett, Department of Finance and Administration
Dennis Raffield, THEC
John Gregory, Tennessee Wildlife Resources Agency
Ken Scalf, Department of Finance and Administration
Pat Haas, Bond Finance
Bob King, Department of Finance and Administration
Mike Morrow, Department of Finance and Administration
John Phillips, Military Department
LTC Willard Finch, Military Department
Carolyn Smith, Department of Transportation
David Gregory, Tennessee Board of Regents

Keith Robinson, Tennessee Board of Regents
Paula Davis, Department of Economic & Community Development
Anne Kessler, Department of Economic & Community Development
Mary Margaret Collier, Comptroller's Office
Cindy Paduch, Attorney General's Office

Commissioner Goetz called the meeting to order at 9:05 a.m. and requested action on the following matters as presented by Assistant Commissioner Charles Garrett.

DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT

LEASE AGREEMENT

Review of a request for APPROVAL of the following LEASE AGREEMENT for the rental of real property and WAIVER of ADVERTISEMENT as required by TCA 12-2-114(b)(4) and 12-2-115:

Location: Knox County – 10215 Technology Drive, Suite 202, Knoxville, TN – Trans. No. 05-02-900 (EN)

Purpose: To provide office and related space in partnership with the East Tennessee Economic Development Agency (ETEDA) and the Tennessee Valley Authority (TVA) in a cooperative effort with existing and prospective companies expanding or relocating to the 16-county East Tennessee region.

Term: July 1, 2004 thru June 30, 2007 (3 yrs.) with Option to Extend for three (3) additional years

Proposed Amount: 2,250 Square Feet
Avg. Annual Contract Rent Incl.
Utility & Janitorial Cost: \$32,172.67 @\$14.30/sf
Avg. Total Annual Effective Cost: \$32,172.67 @\$14.30/sf

Current Amount: None

Type: New Lease – Negotiated

FRF Rate: \$16.00 Per Square Foot

Purchase Option: None

Lessor: East Tennessee Economic Development Agency

Comment: The proposed lease provides (1) no cancellation during the entire term except for cause and/or lack of funding, (2) rent adjustment during extension periods at an average annual cost of \$34,143.00 for the average effective cost of \$15.17 per square foot, and (3) receptionist services. Special and unique elements include shared telephone costs and such services as sharing of office costs, reception services, access to ETEDA's regional demographic database, etc.

Department of Economic and Community Development – continued:

SSC Report: 02-14-05. Bob King summarized the transaction. Charles Garrett advised that the Department of Tourism also has a presence in the location and that ETEDA provides services to the State that meet the unique nature of the operation. Staff referred to Sub-committee with recommendation.

SC Action: 02-22-05. Charles Garrett summarized the transaction. He stated the current contract arrangement is better served with a lease and that the three agencies co-located will also share expenses and costs as itemized in the proposed lease agreement. Sub-committee approved the transaction as presented. Final action.

DEPARTMENT OF TRANSPORTATION

LAND ITEM

Review of a request for APPROVAL of the following LAND EXCHANGE of interest in real property with WAIVER of ADVERTISEMENT and APPRAISALS as required by TCA 4-15-102 and 12-2-112:

Description: **Carter County – 1.7 +/- Acres in Exchange for 2.77 +/- Acres – Tract 7, State Route 37, Elizabethton, TN – Trans. No. 05-02-002 (LW)**

Purpose: Land Exchange of surplus right-of-way to the adjoining property owner in exchange for land area needed for a road project. The adjoining property owner will convey property to the state and refund the State's deposit of \$198,000.00 that was made upon the filing of the condemnation case for this tract.

Original Cost to State: \$77,777.50

Date of Original Conveyance: April 1982

Grantor Unto State: Harold Mills and wife Lois Mills

Grantee: Lois Mills

SSC Report: 02-14-05. Jurgen Bailey summarized the transaction and introduced Cindy Paduch, Assistant Attorney General, who provided a history of the transaction. Staff referred to Sub-committee with recommendation.

SC Action: 02-22-05. Charles Garrett introduced Cindy Paduch, Assistant Attorney General, who gave the history of the transaction. Sub-committee approved the transaction as presented. Final action.

DEPARTMENT OF TRANSPORTATION

LAND ITEM

Review of a request for APPROVAL of the following DISPOSAL of interest in real property with WAIVER of ADVERTISEMENT and APPRAISALS as required by TCA 4-15-102 and 12-2-112:

Description: Washington County – 0.28 +/- Acres – State Route 381, John City, TN – Trans. No. 05-02-003 (LW)

Purpose: Disposal in Fee of surplus right-of-way to settle Tract 60 and Tract 62 for the deposit of \$65,220.00.

Original Cost to State:

Date of Original Conveyance: October 1986 and October 1988

Grantor Unto State: Shepard and Peter

Grantee: Brummit Company

SSC Report: 02-14-05. Jurgen Bailey summarized the transaction and introduced Cindy Paduch, Assistant Attorney General, who provided a history of the transaction. Staff referred to Sub-committee with recommendation.

SC Action: 02-22-05. Charles Garrett introduced Cindy Paduch, Assistant Attorney General, who gave the history of the transaction. Sub-committee approved the transaction as presented. Final action.

TENNESSEE WILDLIFE RESOURCES AGENCY

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description: Lauderdale County – 1,041 +/- Acres – Cold Creek Wildlife Management Area – Trans. No. 05-01-016 (CH)

Purpose: Acquisition in Fee as an addition to the Wildlife Management Area for wetland preservation.

Source of Funding: \$1,598,104.00 – Wetland Acquisition Fund
\$ 775,000.00 – Federal Grant (NAWCA)

Estimated Cost: Fair Market Value

Estimated Value: \$2,373,104.00

Owner(s): Fullen Farms, Inc.

SSC Report: 02-14-05. Jurgen Bailey summarized the transaction. Staff referred to Sub-committee with recommendation.

SC Action: 02-22-05. Charles Garrett summarized the transaction. Sub-committee approved the request as presented. Final action.

TENNESSEE WILDLIFE RESOURCES AGENCY

INFORMATION ITEM

John Gregory, agency representative, presented information of a cooperative arrangement to work with The Conservation Fund (TCF) to acquire 118 +/- Acres, the Farrah Tract, in Montgomery County along the Cumberland River. It is proposed TCF will acquire the property and the State will reimburse the acquisition and costs associated with the acquisition. Agency will bring this transaction forward when funding is in place. This is for information purposes only and no action is required at this time.

SC Action: 02-22-05. Charles Garrett advised that no action is required at this time and that the transaction will be brought back when funds are available. He stated this item was to give the Sub-committee information as to a forthcoming transaction. Sub-committee acknowledged the information.

TENNESSEE BOARD OF REGENTS

STATEWIDE

- 1) Approved a request to use the Commissioning Agent in the following projects:

		Total Project Cost
166/003-01-2000	APSU McCord Building Renovations	7,478,500.00
166/005-02-1998	ETSU Sherrod Renovations	11,400,000.00
166/005-10-2002	ETSU Fossil Site Visitor Center	8,130,000.00
166/005-06-2004	ETSU Dormitory New Construction	20,000,000.00
166/001-05-2001	TSU Avon Williams Campus Renovations	18,275,000.00
SBC Project No.	166/000-03-2002	

- 2) Approved Delivery Order #5 for **Performance Contracting** at Roane State Community College in Harriman, Tennessee.

Estimated Project Cost:	\$ 60,000,000.00
Estimated New Delivery Order cost:	\$ 1,680,000.00
SBC Project No.	166/000-01-2002

TENNESSEE STATE UNIVERSITY, NASHVILLE, TENNESSEE

- 1) Approved Delivery Order #2 for **Performance Contracting** at Tennessee State University in Nashville, Tennessee.

Estimated Project Cost:	\$ 8,000,000.00
Estimated new Delivery Order Cost:	\$ 4,870,000.00
SBC Project No.	166/001-01-2001

EAST TENNESSEE STATE UNIVERSITY, JOHNSON CITY, TENNESSEE

- 1) Approved a request for a revision in source of funding and acknowledgment of source of funding for **VA#6 Forensic Pathology Renovation** at East Tennessee State University.

Estimated Project Cost:	\$ 6,500,000.00
SBC Project No.	166/005-11-2002

UNIVERSITY OF MEMPHIS, MEMPHIS, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **Poplar Avenue Houses Demolition** at the University of Memphis in Memphis, with design services by University staff and delivery through local purchase order.

Estimated Project Cost: **\$ 10,000.00**
SBC Project No. 166/007-02-2005

AUSTIN PEAY STATE UNIVERSITY, CLARKSVILLE, TENNESSEE

- 1) On referral from the 10-Feb-05 meeting of the State Building Commission with authority to act, Mr. Garrett introduced a Discussion of Bids for Armory Demolition and Memorial Health Renovation at Austin Peay State University, and the Subcommittee recognized Jerry Preston to provide further information on behalf of the Tennessee Board of Regents. Mr. Preston explained that the apparent low bidder for demolition of the Armory was Dore and Associates of Bay City, Michigan; and, that this bidder was also contractor for demolition at Tennessee Technological University (166/011-03-2002), where they had apparently subcontracted the entire project, and were having trouble closing the project and dealing with claims of about \$178,000 on a nearly \$1,000,000 total contract. Secretary of State Darnell asked whether action on this bid would negatively affect the enforceability of the contract bond on the TTU project; and, Mr. Preston elaborated that the two projects were unrelated insofar as bonding issues, and the state should merely take a lesson from the TTU project and not enter into another contract with Dore at this time. The Subcommittee agreed to the rejection of Dore's bid, allowing TBR to move on with consideration of the second low bidder.

Estimated Project Cost: **\$ 1,320,000.00**
SBC Project No. 166/003-02-2004

MILITARY DEPARTMENT

STATE AREA COMMAND HEADQUARTERS, NASHVILLE, TENNESSEE

- 1) Assistant Commissioner Garrett introduced John Phillips and Colonel Willard Finch who presented the revised **Master Plan** for the State Area Command Headquarters in Nashville. After review and general discussion, the Subcommittee approved recommending the following projects to the full Commission for further action.

- 2) After general discussion and completion of the master plan presentation, the Subcommittee approved recommending to the full Commission a request for approval of a revision in estimated project cost from \$13,020,000.00 to \$27,172,000.00 (\$14,152,000.00 increase), approval to allocate available funding and authorization to proceed with Phase 1 (\$9,942,000) and approval to fully plan Phase 2 (\$1,385,000) on a project for **State Area Command Headquarters** at Nashville, Tennessee.

Revised Estimated Project Cost: \$27,172,000.00
SBC Project No. 361/067-01-1999

- 3) After general discussion and completion of the master plan presentation, the Subcommittee approved recommending to the full Commission a request for approval of a revision in scope and estimated project cost from \$3,625,000.00 to \$10,335,000.00 (\$6,710,000.00 increase) and approval of a revision in planning funds from \$415,000.00 to \$1,350,103.28 (\$935,103.28 increase) of a project to **Renovate Building 100** at Houston Barracks, Nashville, Tennessee.

Revised Estimated Project Cost: \$10,335,000.00
Revised Estimated Planning Cost: \$ 1,350,103.28
SBC Project No. 361/067-02-1999

DEPARTMENT OF FINANCE AND ADMINISTRATION

SPECIAL ITEM

Request for APPROVAL to EXERCISE the 5-Year EXTENSION of the deadline for development of the proposed 300 Block of Martin Luther King Boulevard Project, Chattanooga, TN.

SSC Report: 02-14-05. Charles Garrett summarized the request. Staff referred to Sub-committee with recommendation.

SC Action: 02-22-05. Sub-committee approved the request. Final action.

DEPARTMENT OF FINANCE AND ADMINISTRATION

LAND ITEM

Review of a request for APPROVAL of the following DISPOSAL by LEASE and DISPOSAL by EASEMENT of interest in real property with WAIVER of ADVERTISEMENT and APPRAISALS as required by TCA 4-15-102 and 12-2-112.

Description: Hamilton County – 15 Parking Spaces and Access Area – State Client Services Building, Martin Luther King Boulevard, Chattanooga, TN – Trans. No. 05-01-036 (CH)

Purpose: Disposal by Lease and Disposal by Easement for utilities, parking, and access for development at the Client Services Building.

Term: Fifteen (15) Years with an Option to Extend for an additional Fifteen (15) Year Period

Consideration: Grant – Mutual Benefit

Lessee: 28th Legislative District Community Development Corporation

SSC Report: 02-14-05. Jurgen Bailey summarized the transaction. He advised this transaction will provide 15 parking spaces, an easement for a walking bridge and utilities, 20' no-build zone, abandonment of existing parking on plaza area, use of the property of the building sites for retention and dumpster area, and usage as a plaza area. The project is for development of residential apartments and retail businesses. Staff referred to Sub-committee with recommendation.

SC Action: 02-22-05. Charles Garrett summarized the transaction and recommended that any easement necessary be included in this approval. Sub-committee approved the transaction including any easements as requested. Final action.

DEPARTMENT OF FINANCE AND ADMINISTRATION

LAND ITEM

Review of a request for APPROVAL of the following DISPOSAL of interest in real property with WAIVER of ADVERTISEMENT and APPRAISALS as required by TCA 4-15-102 and 12-2-112:

Description: **Blount County- 79.63 +/- Acres - Laurel Lake - Trans. No. 05-01-017 (CH)**

Purpose: Disposal in Fee to the local government for land conservation and preservation and surplus to State's need.

Original Cost to State: \$1.00

Date of Original Conveyance: July 1937

Grantor Unto State: Laurel Lake Inc.

Estimated Sale Price: Grant - Public Benefit

Grantee: Blount County

SSC Report: 02-14-05. Jurgen Bailey summarized the transaction. Staff referred to Sub-committee with recommendation.

SC Action: 02-22-05. Charles Garrett summarized the transaction and introduced Ms. Suzie Kitchens, President of the Tuckaleechee Wildlife Center. Ms. Kitchens stated that Mr. Dave Bennett of Blount County could not be present due to a scheduling conflict. Ms. Kitchens stated that the Count and the Wildlife Center is in support of this transaction. Sub-committee approved the transaction as presented with stipulation that no reversion clause be a part of the conveyance instrument. Final action.

DEPARTMENT OF FINANCE AND ADMINISTRATION

LAND ITEM

Review of a request for APPROVAL for APPRAISAL ONLY of interest in real property as required by TCA 4-15-102 and 12-2-112:

- Description: **Hardeman County-22.7+/- Acres with 22,000+/-Square Foot Improvement - Hardeman County Day Care Center, Highway 18, Bolivar, TN**
- Purpose: Appraisal to determine value of property for a future disposal. There are outstanding bonds on the property and the Mental Retardation provider who owns the property is no longer operational. State currently pays on the bonds. Hardeman County has shown an interest in the property.
- SSC Report: 02-14-05. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee with recommendation.
- SC Action: 02-22-05. Sub-committee approved the request as presented.

STATE BUILDING COMMISSION

EXECUTIVE SUBCOMMITTEE MEETING MINUTES

- 1) Approved the Minutes of the Executive Subcommittee meeting held on January 24, 2005.

Following approval of the Consent Agenda, the meeting adjourned at 9:52 a.m.

CONSENT AGENDA

Approved the following real property transactions that have been reviewed and recommended for approval by Sub-committee staff:

- A. Agency: **University of Tennessee – Hamilton County**
Transaction: Disposal by Lease
Provision: Waiver of Advertisement and Appraisals
- B. Agency: **Finance & Administration – Williamson County**
Transaction: Lease Agreement – Human Services/Children's Services
- C. Agency: **Finance & Administration – Obion County**
Transaction: Lease Amendment – Human Services/Children's Services
- D. Agency: **Department of Education – Davidson County**
Transaction: Disposal in Fee with Temporary Construction Easement
Provision: Waiver of Advertisement and One (1) Appraisal
- E. Agency: **TN Wildlife Resources Agency – Anderson County**
Transaction: Disposal by Easement with Right-of-Entry
Provision: Waiver of Advertisement and Appraisals
- F. Agency: **Environment & Conservation – Cheatham County**
Transaction: Acquisition in Fee
- G. Agency: **Environment & Conservation – Franklin County**
Transaction: Disposal in Fee
- H. Agency: **Environment & Conservation – Hamilton County**
Transaction: Disposal in Fee
Provision: Waiver of Advertisement and Appraisals
- I. Agency: **Environment & Conservation – Hamblen County**
Transaction: Acquisition in Fee
- J. Agency: **Environment & Conservation – Madison County**
Transaction: Acquisition in Fee
- K. Agency: **Environment & Conservation – Putnam County**
Transaction: Acquisition in Fee
- L. Agency: **Environment & Conservation – Rutherford county**
Transaction: Acquisition in Fee
- M. Agency: **Tennessee Board of Regents – Davidson County**
Transaction: Acquisition by Gift
Provision: Waiver of Appraisal

A.

UNIVERSITY OF TENNESSEE

LAND ITEM

Review of a request for APPROVAL of the following DISPOSAL by LEASE of interest in real property with WAIVER of ADVERTISEMENT and APPRAISALS as required by TCA 4-15-102 and 12-2-112.

Description: Hamilton County – 1,370 Square Feet – University of Tennessee at Chattanooga – Trans. No. 05-01-020 (GM)

Purpose: Disposal by Lease of office and laboratory space for the Hamilton County Center for Entrepreneurial Growth for the establishment of a high technology incubator.

Term: Three (3) Years with automatic Renewal up to Seven (7) additional years. Either party may terminate by giving written notice no later than June 1 of each year.

Consideration: \$16,200.00 annually (Inclusive of Utilities, Janitorial, and Building Maintenance)

Lessee: Hamilton County Center for Entrepreneurial Growth

SSC Report: 02-14-05. Jurgen Bailey summarized the transaction. Robbi Stivers, University representative, advised that the consideration is an aggregate of laboratory and other costs for a \$11.82 per square foot rate. He further advised that the Lessee is an agency of Hamilton County government. Staff referred to Sub-committee for consent agenda.

SC Action: 02-22-05. Sub-committee approved the transaction as presented. Final action.

B.

DEPARTMENT OF FINANCE AND ADMINISTRATION

LEASE AGREEMENT

Review of a request for APPROVAL of the following LEASE AGREEMENT for the rental of real property as required by TCA 12-2-115:

Location: Williamson County – 203 Beasley Street, Franklin, TN – Trans. No. 04-01-915 (RS)

Purpose: To provide office and related space for county operations of the Departments of Human Services and Children's Services.

Term: January 1, 2006 thru December 31, 2015 (10 yrs.)

Proposed Amount:	<u>11,516 Square Feet</u>		
	Annual Contract Rent:	\$106,523.00	@ \$ 9.25/sf
	Est. Annual Utility Cost:	\$ 16,122.40	@ \$ 1.40/sf
	Est. Annual Janitorial Cost:	<u>\$ 12,667.60</u>	<u>@ \$ 1.10/sf</u>
	Total Annual Effective Cost:	\$135,313.00	@ \$11.75/sf

Current Amount:	<u>7,750 Square Feet</u>		
	Annual Contract Rent:	\$66,474.00	@ \$ 8.58/sf
	Est. Annual Utility Cost:	\$10,850.00	@ \$ 1.40/sf
	Est. Annual Janitorial Cost:	<u>\$ 8,525.00</u>	<u>@ \$ 1.10/sf</u>
	Total Annual Effective Cost:	\$85,849.00	@ \$11.08/sf

Type: New Lease – Advertisement – Lowest of (3) Proposals from (1) Proposer

FRF Rate: \$13.50 Per Square Foot

Purchase Option: Yes – Years (1) thru (10)

Lessor: Loyd T. Anderson, Current Lessor

Comment: The proposed lease provides (1) Lessor will construct a 3,920 square foot addition to the existing building including tenant improvements at no additional cost to the State, (2) no cancellation during the first five years of the lease term except for cause and/or lack of funding, and (3) the State's Option to Purchase.

SSC Report: 02-14-05. Bob King summarized the transaction. Staff referred to Sub-committee for consent agenda.

SC Action: 02-22-05. Sub-committee approved the transaction as presented. Final action.

C.

DEPARTMENT OF FINANCE AND ADMINISTRATION

LEASE AGREEMENT

Review of a request for APPROVAL of the following LEASE AMENDMENT for the rental of real property as required by TCA 12-2-115:

Location: **Obion County – 1416-1418 Stad Avenue, Union City, TN – Trans. No. 02-02-917 (TH)**

Purpose: Lease Amendment to decrease lease space from 11,800 to 9,100 from county operations.

Term: July 1, 2005 thru June 30 2015 (10 yrs.)

Proposed Amount: **9,100 Square Feet**

Annual Contract Rent:	\$ 84,721.00	@ \$ 9.31/sf
Est. Annual Utility Cost:	\$ 12,740.00	@ \$ 1.40/sf
Est. Annual Janitorial Cost:	<u>\$ 10,010.00</u>	<u>@ \$ 1.10/sf</u>
Total Annual Effective Cost:	\$107,471.00	@ \$11.81/sf

Current Amount: **11,800 Square Feet**

Annual Contract Rent:	\$109,900.00	@ \$ 9.31/sf
Est. Annual Utility Cost:	\$ 16,520.00	@ \$ 1.40/sf
Est. Annual Janitorial Cost:	<u>\$ 12,980.00</u>	<u>@ \$ 1.10/sf</u>
Total Annual Effective Cost:	\$139,400.00	@ \$11.81/sf

Type: Amendment No. 1 – 2,700 Decrease in Lease Space

FRF Rate: \$10.25 Per Square Foot

Purchase Option: Yes – Years (1) thru (10)

Lessor: Pedigo-Union Properties, LP – Current Lessor

Comment: The proposed amendment provides for a decrease in lease space. The original lease provided that the Lessor would construct a 2,700 square foot addition to the current building to accommodate growth experienced by the Departments of Human Services and Children's Services during the prior lease period. The Department of LWD has increased space requirements and will relocate to a different facility and the two remaining agencies will occupy the existing 2,700 square feet of space currently occupied by LWD. All other terms and conditions will remain in full force and effect.

SSC Report: 02-14-05. Bob King summarized the transaction. Staff referred to Sub-committee for consent agenda.

SC Action: 02-22-05. Sub-committee approved the transaction as presented. Final action.

DEPARTMENT OF EDUCATION

LAND ITEM

Review of a request for APPROVAL of the following DISPOSAL with a TEMPORARY CONSTRUCTION EASEMENT of interest in real property with WAIVER of ADVERTISEMENT and ONE (1) APPRAISAL as required by TCA 4-15-102 and 12-2-112:

Description: **Davidson County – 0.0241 +/- Acres and 0.070 +/- Acres Temporary Easement – Intersection of Stewarts Ferry Road/Campbell Avenue – Trans. No. 05-02-001(BM)**

Purpose: Disposal in Fee to provide right-of-way for road improvements and a temporary construction easement.

Date of Original Conveyance: April 1949

Estimated Sale Price: \$3,500.00 – Based on Appraisal by Grantee

Grantee: Metropolitan Government of Nashville and Davidson County

SSC Report: 02-14-05. Jurgen Bailey summarized the transaction. Staff referred to Sub-committee for consent agenda.

SC Action: 02-22-05. Sub-committee approved the transaction as presented. Final action.

TENNESSEE WILDLIFE RESOURCES AGENCY

LAND ITEM

Review of a request for APPROVAL of the following DISPOSAL by EASEMENT of interest in real property with WAIVER of ADVERTISEMENT and APPRAISALS and APPROVAL of RIGHT-OF-ENTRY as required by TCA 4-15-102 and 12-2-112 and MODIFICATION of the BUY-BACK AGREEMENT.

Description: **Anderson, Scott, Campbell Counties – 10.0 +/- Acres – Sundquist Wildlife Management Area – Trans. No. 05-01-019 (CH)**

Purpose: Disposal by Easement for gas wells and gas transportation line. The easement will revert when extraction is complete, the site closed, and approved by the TN Department of Environment and Conservation.

Estimated Sale Price: Mineral Rights Retained

Grantee: Knox Energy

Comment: The Executive Sub-Committee approved a previous transaction on December 20, 2004 to Knox Energy a company in good standing.

SSC Report: 02-14-05. Jurgen Bailey summarized the transaction. Staff referred to Sub-committee for consent agenda.

SC Action: 02-22-05. Sub-committee approved the transaction as presented. Final action.

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description: Cheatham County – 2.0 +/- Acres – Harpeth River – Trans. No. 05-01-012 (GM)

Purpose: Acquisition in Fee to provide public access to the Harpeth River.

Source of Funding: State Land Acquisition Fund

Estimated Cost: Fair Market Value

Estimated Value: \$16,400.00

Owner(s): Ray A. Taylor

SSC Report: 02-14-05. Jurgen Bailey summarized the transaction. Staff referred to Sub-committee for consent agenda.

SC Action: 02-22-05. Sub-committee approved the transaction as presented. Final action.

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

LAND ITEM

Review of a request for APPROVAL of the following DISPOSAL of interest in real property with WAIVER of ADVERTISEMENT and APPRAISALS as required by TCA 4-15-102 and 12-2-112:

Description: **Franklin County – 0.11 +/- Acres – Leatherwood Subdivision, Lot 71, Tims Ford Reservoir – Trans. No.05-01-008 (BM)**

Purpose: Disposal by Quitclaim Deed of Correction. A quitclaim deed covering the subject property will correct the transaction records and clear the title.

Date of Original Conveyance: 1997

Grantor Unto State: Tennessee Elk River Development Agency (TERDA), by Legislative Act

Estimated Sale Price: Grant

Grantee: Nancy G. Hughes, Adjoining Property Owner

SSC Report: 02-14-05. Jurgen Bailey summarized the transaction and advised that the original survey was in error and this will correct the public record. Staff referred to Sub-committee for consent agenda.

SC Action: 02-22-05. Sub-committee approved the transaction as presented. Final action.

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

LAND ITEM

Review of a request for APPROVAL of the following DISPOSAL of interest in real property with WAIVER of ADVERTISEMENT and APPRAISALS as required by TCA 4-15-102 and 12-2-112:

Description: **Hamilton County – Cumberland Trail State Park – Trans. No. 01-05-004 (GM)**

Purpose: Disposal in Fee of previously conveyed property to the State from Bowater Inc. in 2001. The original deed gave the State a right-of-access across all adjoining Bowater property. The right-of-access has since been revoked as part of a Deed of Correction.

Original Cost to State: \$1,092,484.00

Date of Original Conveyance: December 2001

Grantor Unto State: The Conservation Fund

Grantee: Bowater Inc.

SSC Report: 02-14-05. Jurgen Bailey summarized the transaction. After review and discuss, Staff referred to Sub-committee for consent agenda with the understanding and verification that no value was associated with the access rights and if so, the transaction will be brought back for discussion.

SC Action: 02-22-05. Sub-committee approved the transaction as presented. Final action.

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description: Hamblen County – 50.0 +/- Acres – Panther Creek State Park – Trans. No. 05-01-013 (GM)

Purpose: Acquisition in Fee of adjoining property in danger of being developed and would greatly enhance the integrity of the park.

Source of Funding: State Land Acquisition Fund

Estimated Cost: Fair Market Value

Estimated Value: \$200,000.00

Owner(s): Wood Limited Partnership

SSC Report: 02-14-05. Jurgen Bailey summarized the transaction. Staff referred to consent agenda.

SC Action: 02-22-05. Sub-committee approved the transaction as presented. Final action.

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description: Madison County – 204.0 +/- Acres – Johnston Mounds Archeological Site – Trans. No. 05-01-014 (GM)

Purpose: Acquisition Fee of the Johnston Mounds site that includes two platform mounds and a small conical shaped mound that can be attributed to the Middle Woodland period of the 1st century. The site is significant and needs to be protected.

Source of Funding: State Land Acquisition Fund

Estimated Cost: Fair Market Value

Estimated Value: \$325,000.00

Owner(s): Albert Clyde Lee Estate

SSC Report: 02-14-05. Jurgen Bailey summarized the transaction. Staff referred to Sub-committee for consent agenda.

SC Action: 02-22-05. Sub-committee approved the transaction as presented. Final action.

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description: Putnam County – 41.4 +/- Acres – Burgess Falls Lake – Trans. No. 05-01-015 (GM)

Purpose: Acquisition in Fee for protection of the falls and prevention of residential development. The subject property would also provide viewshed and watershed protection.

Source of Funding: State Land Acquisition Fund

Estimated Cost: Fair Market Value

Estimated Value: \$100,000.00

Owner(s): Hugh Lee Sliger

SSC Report: 02-14-05. Jurgen Bailey summarized the transaction. Staff referred to Sub-committee for consent agenda.

SC Action: 02-22-05. Sub-committee approved the transaction as presented. Final action.

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description: **Rutherford County – 6.5 +/- Acres – Long Hunter State Park – Trans. No. 05-01-010 (BM)**

Purpose: Acquisition in Fee of property adjacent to the Park to provide a parking lot for a bike trail as well as protection from adjoining residential development.

Source of Funding: State Land Acquisition Fund

Estimated Cost: Fair Market Value

Estimated Value: \$50,000.00

Owner(s): Donald Pispwocz and Adele Deprizio

SSC Report: 02-14-05. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.

SC Action: 02-22-05. Sub-committee approved the transaction as presented. Final action.

TENNESSEE BOARD OF REGENTS

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, SURVEY and ACCEPT as GIFT, with WAIVER of APPRAISAL, required interest in the following real property:

Description: Davidson County – 0.17 +/- Acres – 1103-33rd Avenue, Nashville, TN – Trans. No. 05-01-018 (LW)

Purpose: Acquisition by Gift to house Tennessee State University owned electrical equipment in conjunction with Nashville Electric Service equipment in a cooperative electrical service agreement.

Source of Funding: Gift

Estimated Cost: Gift


Owner(s): Metropolitan Government of Nashville and Davidson County Electric Power Board

Comment: The property is vacant but previously contained NES equipment that serviced parts of TSU and nearby areas. The property will be used to place electrical equipment to improve the campus electrical infrastructure.

SSC Report: 02-14-05. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.

SC Action: 02-22-05. Sub-committee approved the transaction as presented. Final action.

Approved by:


M. D. Goetz, Jr., Commissioner
Department of Finance and Administration