

MINUTES
STATE BUILDING COMMISSION
Executive Subcommittee
July 30, 2013

The State Building Commission Executive Subcommittee met this day at 10:30 a.m. in House Hearing Room 30, Legislative Plaza, Nashville, Tennessee. Secretary Hargett 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

Vice-Chairman Tre Hargett, Secretary of State
Larry Martin, Commissioner, Department of Finance and Administration
David Lillard, State Treasurer

STATE BUILDING COMMISSION SUB-COMMITTEE MEMBERS ABSENT

Justin Wilson, Comptroller of the Treasury

OTHERS PRESENT

Bob Oglesby, State Architect
Georgia Martin, Office of the State Architect
Peter Heimbach, Department of General Services
Melinda Parton, Comptroller's Office
Jonathan Rummel, Secretary of State's Office
Joy Harris, Treasurer's Office
Courtney Holliday, Treasurer's Office
Cathy Higgins, Legislative Budget Office
Janie Porter, Attorney General's Office
Genie Whitesell, Attorney General's Office
John Carr, Department of Finance and Administration
Jason Hartman, Department of Finance and Administration
Mary Johnson, Michael Brady Inc.
Marcos Makohon, Department of General Services
Russell Marty, Department of Finance and Administration
Steve Berry, Department of General Services
Robbi Stivers, University of Tennessee

Dick Tracy, TN Board of Regents
Kim Adkins, Capital Strategy Group
Crystal Collins, THEC
Mike Morrow, Department of Finance and Administration
Mike Keeton, Department of Correction
Debra Hudson, Department of Correction
Charles Taylor, Department of Correction
Ted Hayden Office of the State Architect
Chuck Welch, Michael Brady Inc
Cindy Liddell, Comptroller's Office
Meredith Edwards Collins, BBS
Megan Murray, SELC
Jordan Long, SELC
Bill Avant, Department of Environment and Conservation
Denise Miller, Department of General Services
Jimmy West, Dept of Economic & Community Development

CONSENT AGENDA

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

- A. Agency: **University of Tennessee – Knox County**
Transaction: Acquisition
Provision: Waiver of advertisement and appraisals

- B. Agency: **University of Tennessee – Knox County**
Transaction: Acquisition in fee
Provision: Waiver of advertisement and one appraisal

- C. Agency: **University of Tennessee – Knox County**
Transaction: Acquisition in fee
Provision: Waiver of advertisement and one appraisal

- D. Agency: **University of Tennessee – Morgan County**
Transaction: Acquisition in fee
Provision: Waiver of advertisement and appraisals

- E. Agency: **University of Tennessee Health Science Center – Shelby County**
Transaction: Acquisition in fee
Provision: Waiver of advertisement and one appraisal

- F. Agency: **Tennessee Board of Regents – Madison County**
Transaction: Acquisition in fee
Provision: Waiver of advertisement and appraisals

- G. Agency: **Tennessee Board of Regents – Dyer County**
Transaction: Acquisition in fee
Provision: Waiver of advertisement and one appraisal

- H. Agency: **Tennessee Board of Regents – Dyer County**
Transaction: Acquisition in fee
Provision: Waiver of advertisement and one appraisal

- I. Agency: **Tennessee Board of Regents – Montgomery County**
Transaction: Acquisition in fee
Provision: Waiver of advertisement and one appraisal

- J. Agency: **Tennessee Board of Regents – Montgomery County**
Transaction: Acquisition in fee
Provision: Waiver of advertisement and one appraisal

- K. Agency: Tennessee Board of Regents – Montgomery County
Transaction: Acquisition in fee
Provision: Waiver of advertisement and one appraisal
- L. Agency: Tennessee Board of Regents – Montgomery County
Transaction: Acquisition in fee
Provision: Waiver of advertisement and one appraisal
- M. Agency: Department of Transportation – Hamilton County
Transaction: Disposal in fee
Provision: Waiver of advertisement and one appraisal
- N. Agency: Tennessee Wildlife Resources Agency – Weakley County
Transaction: Disposal in fee
Provision: Waiver of advertisement and one appraisal
- O. Agency: Tennessee Wildlife Resources Agency – Weakley County
Transaction: Acquisition in fee
Provision: Waiver of advertisement and one appraisal
- P. Agency: Department of Environment and Conservation – Montgomery County
Transaction: Acquisition in fee
Provision: Waiver of advertisement and one appraisal
- Q. Agency: Department of Environment and Conservation – Montgomery County
Transaction: Acquisition in fee
Provision: Waiver of advertisement and one appraisal
- R. Agency: Department of Environment and Conservation – Davidson County
Transaction: Acquisition in fee
Provision: Waiver of advertisement and one appraisal

UNIVERSITY OF TENNESSEE

Land Transaction

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

Description: Weakley County - University of Tennessee, Martin, TN
Trans. No. (Maholland)
13-06-026
13-07-005
13-07-004
13-07-003

Purpose: A lease template for use with sorority chapters including non-substantive amendments.

Term: 50 year period from the date of completion with one (1) fifty (50) year option to renew.

Cost: No cost

Lessee: Chi Omega House Corporation – XI Zeta Chapter (13-06-026)
Alpha Delta Pi International Housing (13-07-003)
Tau Omicron Chapter of Alpha Omicron Pi (13-07-004)
Delta Mu Chapter of Zeta Tau Alpha (13-07-005)

Comment: The University plans to construct four (4) sorority lodges at UT Martin and proposes to use the document for all future leases with sorority chapters and their respective building corporation(s).

SSC Report: 07/15/2013 Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee with recommendation.

Minutes: 07/30/2013 ESC Approved lease with waiver of advertisement and appraisals.

TENNESSEE BOARD OF REGENTS

Austin Peay State University, Clarksville, Montgomery County, Tennessee

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

Project Title: Demolition – 861 Parham Drive

Project Description: Demolish building at 861 Parham Drive for the benefit of Austin Peay University master plan.

SBC Number: 166/003-01-2013

Total Project Budget: \$20,000.00

Source of Funding: \$20,000.00 Plant (Non-Auxiliary) (A)

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

Minutes: 07/30/2013 ESC Approved project budget, scope, and source of funding

TENNESSEE BOARD OF REGENTS

Austin Peay State University, Clarksville, Montgomery County, Tennessee

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

Project Title: Demolition – 854 Parham Drive

Project Description: Demolish building at 854 Parham Drive for the benefit of Austin Peay University master plan.

SBC Number: 166/003-03-2013

Total Project Budget: \$20,000.00

Source of Funding: \$20,000.00 Plant (Non-Auxiliary) (A)

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

Minutes: 07/30/2013 ESC Approved project budget, scope, and source of funding

TENNESSEE BOARD OF REGENTS

Austin Peay State University, Clarksville, Montgomery County, Tennessee

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

Project Title: Demolition – 858 Parham Drive

Project Description: Demolish building at 858 Parham Drive for the benefit of Austin Peay University master plan.

SBC Number: 166/003-04-2013

Total Project Budget: \$20,000.00

Source of Funding: \$20,000.00 Plant (Non-Auxiliary) (A)

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

Minutes: 07/30/2013 ESC Approved project budget, scope, and source of funding

TENNESSEE BOARD OF REGENTS

Austin Peay State University, Clarksville, Montgomery County, Tennessee

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

Project Title: Demolition – 813 Parham Drive

Project Description: Demolish building at 813 Parham Drive for the benefit of Austin Peay University master plan.

SBC Number: 166/003-02-2013

Total Project Budget: \$20,000.00

Source of Funding: \$20,000.00 Plant (Non-Auxiliary) (A)

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

Minutes: 07/30/2013 ESC Approved project budget, scope, and source of funding

TENNESSEE BOARD OF REGENTS

Dyersburg State Community College, Dyersburg, Dyer County, Tennessee

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

Project Title: Demolition – 395 Country Club Drive

Project Description: Demolish building at 395 Country Club Drive for the benefit of Dyersburg State Community College master plan.

SBC Number: 166/017-01-2013

Total Project Budget: \$75,000.00

Source of Funding: \$75,000.00 Plant (Non-Auxiliary) (A)

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

Minutes: 07/30/2013 ESC Approved project budget, scope and source of funding, contingent upon receipt of corrected THC Review Form (received on 8/2/2013).

TENNESSEE BOARD OF REGENTS

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

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

Project Title: Demolition – 913 W. King Street

Project Description: Demolish building at 913 W. King Street for the benefit of University of Memphis at Lambuth

SBC Number: 166/007-08-2013

Total Project Budget: \$10,000.00

Source of Funding: \$10,000.00 Plant (Non-Auxiliary) (A)

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

Minutes: 07/30/2013 ESC Approved project budget, scope, and source of funding

TENNESSEE BOARD OF REGENTS

Middle Tennessee State University, Murfreesboro, Rutherford County, Tennessee

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

Project Title: Demolition – 2627 Middle Tennessee Blvd

Project Description: Demolish building at 2627 Middle Tennessee Blvd. for the benefit of Middle Tennessee State University's master plan.

SBC Number: 166/009-11-2013

Total Project Budget: \$95,000.00

Source of Funding: \$95,000.00 Plant (Non-Auxiliary) (A)

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

Minutes: 07/30/2013 ESC Approved project budget, scope, and source of funding

TENNESSEE BOARD OF REGENTS

Middle Tennessee State University, Murfreesboro, Rutherford County, Tennessee

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

Project Title: Demolition – 1714 Elrod Street

Project Description: Demolish building at 1714 Elrod Street for the benefit of Middle Tennessee State University master plan.

SBC Number: 166/009-05-2013

Total Project Budget: \$31,000.00

Source of Funding: \$31,000.00 Plant (Non-Auxiliary) (A)

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

Minutes: 07/30/2013 ESC Approved project budget, scope, and source of funding

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Land Transaction

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

Description: Franklin County – 44.8+/-acres – South Cumberland State Park, Franklin County, TN – Trans. No. 13-06-011 (Baugh)

Purpose: Acquisition in fee to accept as gift from the Land Trust for Tennessee, an abandoned railroad to be used as a scenic path way for walkers and bicyclers.
The property of interest consists of the abandoned railroad bed between the active CSX railroad line near Cowan, TN and extending up the mountain to Sewanee, TN.

Estimated Sale Price: Gift

Source of Funding: \$10,000 State Lands Acquisition Fund (SLAF) (A/R)
10,000 Gift (Friends of South Cumberland) (O)

Owner(s): The Land Trust for Tennessee

Comment: Date of last transfer: June 27, 1887
Purchase Price: \$600,000
Property Assessor's Value: N/A
Improvements Square Footage: NA

The Land Trust for Tennessee is purchasing this property and gifting it to the State. The SLAF and Friends of South Cumberland are paying transfer costs of the gift transaction.

SSC Report: 07/15/2013 Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee with recommendation.

Minutes: 07/30/2013 ESC Approved obtaining title work, survey, phase 1 environmental assessment and accept as gift, not to exceed appraised value and with waiver of advertisement and appraisals.

DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT

Land Transaction

Requested Action: Approval to acquire utility easements for the Memphis Regional Megasite

Description: Haywood County – 26.34+/-acres – Memphis Regional Megasite (Bailey)

Purpose: Acquisition by easements to construct force main waste water utility line. The State will acquire permanent and temporary easements to serve the Megasite.

Estimated Sale Price: Fair Market Value

SBC Project Number: 529/000-02-2010

Source of Funding: 09/10 Current Funds Capital Outlay (A)

Comment: The Department of General Services (DGS) is requesting approval to acquire easements covering 7.24 linear miles and affecting 43 property owners and over 49 parcels primarily along S.R. 70 in Haywood County. Easements are expected to be acquired at fair market value as determined by independent appraisals. Offers above fair market value may be considered with the approval of the Commissioner of Finance and Administration and will be reported on the quarterly report. Additionally, DGS may engage a consultant to assist with obtaining the easements.

Previous Action: 02/21/2012 ESC Approved entering into a Land/Improvement Purchase Options to acquire or accept as gift properties located adjacent to the Memphis Regional Megasite, and waiver of appraisals.

Minutes: 07/30/2013 ESC Peter Heimbach stated that all of the easements were expected to be acquired at fair market value, but for expediency, they were requesting that they be considered with the approval of the Commissioner of F&A and reported back to the ESC on a quarterly basis. In addition, he stated that they may also need to engage a consultant to assist with obtaining the easements. Treasurer Lillard asked if the offers above fair market value would not come back before the ESC for any subsequent action, but would be for acknowledgment on the quarterly report, and Mr. Heimbach responded that was correct. Treasurer Lillard asked if the contract to construct the force main water line had been approved, and was told “yes”. Subcommittee approved acquiring utility easements which will be reported to the ESC on the quarterly report.

DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT

Land Transaction

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

Description: Fayette County 35.48+/-acres – Thorpe Drive, Stanton, TN – Trans. No. 13-06-046 (Bailey)

Purpose: Acquisition in fee of property adjacent to the Memphis Regional Megasite.

Sale Price: \$10,600 per acre plus improvement value.

Source of Funding: 2012 G.O. Bonds – Capital Outlay (R)

Owner(s): Jasper E. Davis and L. McCraw

Previous Action: 02/21/2012 ESC Approved request for Options

Comment: Anticipated purchase price will be based on \$10,600 per acre plus improvement value. The Executive Subcommittee approved obtaining Options on these properties on February 21, 2012. The agency has decided they want to purchase these properties instead to control the Megasite to Interstate 40.

Date of last transfer: January 1, 1900
Purchase Price: N/A
Property Assessor's Value: \$166,500
Improvements Square Footage: 1,560

Minutes: 07/30/2013 ESC Peter Heimbach presented the next six transactions as a group stating that the six parcels were previously brought to the ESC to approve options with negotiations with the six land owners for the options. It was determined by the land owners and the Department that it would be better to simply purchase these six properties rather than to exercise the options. Additionally, these are expected to be acquired at the previously determined price of \$10,600 per acre plus improvement value. Subcommittee approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value with waiver of advertisement, one appraisal and REM Fees.

DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT

Land Transaction

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

Description: Fayette County 19.92+/-acres – Highway 222, Stanton, TN – Trans. No. 13-06-044 (Bailey)

Purpose: Acquisition in fee of property located at the Memphis Regional Megasite.

Sale Price: \$10,600 per acre plus improvement value.

Source of Funding: 2012 G.O. Bonds – Capital Outlay (R)

Owner(s): C.P. Drake, et ux. and Jewell Walker

Previous Action: 02/21/2012 ESC Approved request for Options

Comment: Anticipated purchase price will be based on \$10,600 per acre plus improvement value. The Executive Subcommittee approved obtaining Options on these properties on February 21, 2012. The agency has decided they want to purchase these properties instead to control the Megasite to Interstate 40.

Date of last transfer: July 16, 1986
Purchase Price: N/A
Property Assessor's Value: \$112,000
Improvements Square Footage: 9,700

Minutes: 07/30/2013 ESC Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value with waiver of advertisement, one appraisal and REM Fees.

DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT

Land Transaction

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

Description: Fayette County 5.05+/-acres – Highway 222, Stanton, TN – Trans. No. 13-06-042 (Bailey)

Purpose: Acquisition in fee of property located at the Memphis Regional Megasite.

Sale Price: \$10,600 per acre plus improvement value.

Source of Funding: 2012 G.O. Bonds – Capital Outlay (R)

Owner(s): Calvin and Brenda Howell

Previous Action: 02/21/2012 ESC Approved request for Options

Comment: Anticipated purchase price will be based on \$10,600 per acre plus improvement value. The Executive Subcommittee approved obtaining Options on these properties on February 21, 2012. The agency has decided they want to purchase these properties instead to control the Megasite to Interstate 40.

Date of last transfer: November 4, 1991

Purchase Price: N/A

Property Assessor's Value: \$26,400

Improvements Square Footage: N/A

Minutes: 07/30/2013 ESC Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value with waiver of advertisement, one appraisal and REM Fees.

DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT

Land Transaction

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

Description: Fayette County 4.11+/-acres – 8085 Highway 222, Stanton, TN – Trans. No. 13-06-040 (Bailey)

Purpose: Acquisition in fee of property located at the Memphis Regional Megasite.

Sale Price: \$10,600 per acre plus improvement value.

Source of Funding: 2012 G.O. Bonds – Capital Outlay (R)

Owner(s): Earl and Virginia McKenzie

Previous Action: 02/21/2012 ESC Approved request for Options

Comment: Anticipated purchase price will be based on \$10,600 per acre plus improvement value. The Executive Subcommittee approved obtaining Options on these properties on February 21, 2012. The agency has decided they want to purchase these properties instead to control the Megasite to Interstate 40.

Date of last transfer: December 18, 1991
Purchase Price: \$53,819
Property Assessor's Value: \$124,100
Improvements Square Footage: 2,100

Minutes: 07/30/2013 ESC Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value with waiver of advertisement, one appraisal and REM Fees.

DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT

Land Transaction

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

Description: Fayette County 3.24+/-acres – 8145 Highway 222, Stanton, TN – Trans. No. 13-06-038 (Bailey)

Purpose: Acquisition in fee of property located at the Memphis Regional Megasite.

Sale Price: \$10,600 per acre plus improvement value.

Source of Funding: 2012 G.O. Bonds – Capital Outlay (R)

Owner(s): Pinal Partnership

Previous Action: 02/21/2012 ESC Approved request for Options

Comment: Anticipated purchase price will be based on \$10,600 per acre plus improvement value. The Executive Subcommittee approved obtaining Options on these properties on February 21, 2012. The agency has decided they want to purchase these properties instead to control the Megasite to Interstate 40.

Date of last transfer: August 23, 2001
Purchase Price: \$421,061
Property Assessor's Value: \$376,400
Improvements Square Footage: 7,776

Minutes: 07/30/2013 ESC Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value with waiver of advertisement, one appraisal and REM Fees.

DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT

Land Transaction

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

Description: Fayette County 189.93+/-acres – Thorpe Drive, Stanton, TN – Trans. No. 13-06-041 (Bailey)

Purpose: Acquisition in fee of property located at the Memphis Regional Megasite.

Sale Price: \$10,600 per acre plus improvement value.

Source of Funding: 2012 G.O. Bonds – Capital Outlay (R)

Owner(s): David Livingston, et al.

Previous Action: 02/21/2012 ESC Approved request for Options

Comment: Anticipated purchase price will be based on \$10,600 per acre plus improvement value. The Executive Subcommittee approved obtaining Options on these properties on February 21, 2012. The agency has decided they want to purchase these properties instead to control the Megasite to Interstate 40.

Date of last transfer: February 28, 2009
Purchase Price: N/A
Property Assessor's Value: \$539,400
Improvements Square Footage: N/A

Minutes: 07/30/2013 ESC Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value with waiver of advertisement, one appraisal and REM Fees.

DEPARTMENT OF GENERAL SERVICES

Land Transaction

Requested Action: Approval of a lease and waiver of advertisement

Location: Madison County – Carl Perkins Civic Center, Jackson TN – Trans. No. 13-07-900 (Jones)

Purpose: To provide 300 parking spaces at the City Civic Center Parking Lot located adjacent to the Lowell Thomas State Office Building.

Term: October 1, 2013 thru September 30, 2033 (20 years)

Proposed Amount: 300 parking spaces

Annual rent :	<u>\$54,000.00</u>	<u>@\$15.00 per space/month</u>
Total amount:	\$54,000.00	@\$15.00 per space/month

Type: New lease - Negotiated

FRF Rate: \$18.00 (for reference)

Source of Funding: 100% FRF Operating Funds (A)

Lessor: City of Jackson

Comment: The purpose of this lease is to provide additional parking required for increased occupancy of Lowell Thomas State Office Building. Total FTE occupancy is projected to be 546 with current parking totaling 246 spots. The lease shall contain mutual termination rights subject to 90 days written notice. All maintenance, operating costs and capital expenditures associated will be incurred by the City of Jackson.

The alternative of leasing land from the city with the State incurring all costs to construct a new parking lot for 210 spots was considered but deemed unacceptable because of the need for additional spots, location of the proposed site and State's responsibility for ongoing maintenance, operation and capital costs associated with lighting, re-sealing, re-striping and re-paving over the 20 year term.

Minutes: 07/30/2013 ESC Approved lease and waiver of advertisement.

DEPARTMENT OF GENERAL SERVICES

Report of Hoteling Lease Holdovers as Requested by the Comptroller on 9/24/2012:

- **Davidson County – Frost Building, 161 Rosa L. Parks Blvd., Nashville, TN – Trans. No. 12-08-900 (Lotspiech)**
Original Term: October 1, 2012 thru September 30, 2013
Revised Term: October 1, 2012 thru December 31, 2013
Term is being extended due to the State space not being available until the fourth quarter of 2013.
- **Davidson County – 601 Mainstream Drive, Nashville, TN – Trans. No. 12-08-903 (Lotspiech)**
Original Term: October 1, 2012 thru September 30, 2013
Revised Term: October 1, 2012 thru November 30, 2013
Term is being extended due to the State space not being available until the fourth quarter of 2013.

Minutes: 07/30/2013 Secretary Hargett commented that the Comptroller had asked for a three-month notice on lease holdovers, and that this was for two months. He asked Mr. Heimbach to please keep mind to have the full three months that the Comptroller has asked for on any future reports.

STATE BUILDING COMMISSION

Minutes of Executive Subcommittee Meeting

- 1) Approved the Minutes of the Executive Subcommittee meeting held on June 24, 2013.

Designer Selections

- 1) Report of designer selections on below major maintenance threshold projects as delegated to the State Architect.

- 1) **Mountain View Youth Development Center**
(Door Replacement Dorm C2)
Total Project Budget: \$190,000
SBC Project No. 144/013-01-2013
Designer: **WYSTWYND DESIGN**

- 2) The following designer selections represent projects approved by the State Building Commission and recommended by the State Procurement Agencies. Secretary Hargett stated that the process is driven by the respective departments and agencies throughout State government who go through their process and prepare a list for the Executive Subcommittee to consider. He said that they, typically, move on a recommendation based on current work capacity, past work with the State, and geographic considerations preferring, wherever possible, to have the people in the local communities to provide the services within those communities, assuming that recommendations from the departments or agencies do allow for that to happen. Secretary Hargett motion to approve the following selections which was properly seconded and passed without objection.

- 2) **TCAT – Paris & Jackson**
(Improvements)
Total Project Budget: \$17,940,000
SBC Project No. 166/000-04-2013
Designer: **BRAGANZA DESIGN/GROUP**

- 3) **TCAT – Chattanooga & Shelbyville**
(Improvements)
Total Project Budget: \$17,940,000
SBC Project No. 166/000-04-2013
Designer: **HEFFERLIN + KRONENBERG**

- 4) **Austin Peay State University**
(Fine Arts Improvement)
Total Project Budget: \$20,260,000
Current Project Funding: \$ 1,000,000
SBC Project No. 166/003-05-2013
Designer: **STREET DIXON RICK**

- 5) **East Tennessee State University**
 (New Football Stadium)
 Total Project Budget: \$18,000,000
 Current Project Funding: \$ 7,500,000
 SBC Project No. 166/005-02-2013
 Designer: **MCCARTY HOLSAPLE MCCARTY**
- 6) **East Tennessee State University**
 (Building 2 Water System Replacement)
 Total Project Budget: \$500,000
 SBC Project No. 166/005-03-2013
 Designer: **WEST WELCH REED**
- 7) **East Tennessee State University**
 (Several Buildings Elevator Update)
 Total Project Budget: \$1,350,000
 SBC Project No. 166/005-05-2013
 Designer: **ENGINEERING SERVICES GROUP**
- 8) **University of Memphis**
 (Academic Buildings HVAC Corrections)
 Total Project Budget: \$6,000,000
 SBC Project No. 166/007-06-2013
 Designer: **HALTOM ENGINEERING**
- 9) **University of Memphis**
 (Building Code and Safety Updates)
 Total Project Budget: \$1,000,000
 SBC Project No. 166/007-07-2013
 Designer: **CANUP ENGINEERING**
- 10) **Middle Tennessee State University**
 (Murphy Center Roof Replacement)
 Total Project Budget: \$2,720,000
 SBC Project No. 166/009-02-2012
 Designer: **MCFARLIN HUITT PANVINI**
- 11) **Middle Tennessee State University**
 (Flight Simulator Building)
 Total Project Budget: \$700,000
 SBC Project No. 166/009-07-2013
 Designer: **LYMAN DAVIDSON DOOLEY**
- 12) **Middle Tennessee State University**
 (Bell Street Building Renovation)
 Total Project Budget: \$6,000,000
 SBC Project No. 166/009-10-2013
 Designer: **MOODY NOLAN**
- 13) **Chattanooga State Community College**
 (Energy Plant & Omniplex Roof Replacement)
 Total Project Budget: \$630,000
 SBC Project No. 166/012-01-2013
 Designer: **TWH ARCHITECTS**
- 14) **Columbia State Community College**
 (Warf Building HVAC Updates)
 Total Project Budget: \$568,423
 SBC Project No. 166/015-02-2013
 Designer: **I C THOMASSON ASSOCIATES**
- 15) **Jackson State Community College**
 (Health Sciences Building)
 Total Project Budget: \$16,580,000
 Current Project Funding: \$ 1,000,000
 SBC Project No. 166/019-01-2013
 Designer: **FLEMING ASSOCIATES**
- 16) **Jackson State Community College**
 (McWherter Roof and Envelope Repairs)
 Total Project Budget: \$1,220,000
 SBC Project No. 166/019-02-2013
 Designer: **ANDERSON BUEHLER ARCHITECTS**
- 17) **Walters State Community College**
 (College Center HVAC Corrections)
 Total Project Budget: \$550,000
 SBC Project No. 166/023-01-2013
 Designer: **RED CHAIR ARCHITECTS**
- 18) **Roane State Community College**
 (Cumberland County Roof Replacement)
 Total Project Budget: \$400,000
 SBC Project No. 166/027-03-2013
 Designer: **DESIGN INNOVATIONS ARCHITECTS**
- 19) **Pellissippi State Community College**
 (Magnolia Campus Career Center Renovations)
 Total Project Budget: \$600,000
 SBC Project No. 166/032-01-2013
 Designer: **ADAMS CRAFT HERZ WALKER**
- 20) **Pellissippi State Community College**
 (HVAC Updates)
 Total Project Budget: \$500,000
 SBC Project No. 166/032-02-2013
 Designer: **WEST WELCH REED**

- 21) **University of Tennessee Knoxville**
 (Science Laboratory Facility-Cumberland and 13th)
 Total Project Budget: \$90,000,000
 Current Project Funding: \$ 3,000,000
 SBC Project No. 540/009-18-2012
 Designer: MCCARTY HOLSAPLE MCCARTY
- 22) **University of Tennessee Health Science Center**
 (GEB Annex Multidisciplinary Simulation Center)
 Total Project Budget: \$24,100,000
 SBC Project No. 540/013-03-2012
 Designer: BRG3S
- 23) **University of Tennessee Health Science Center**
 (Campus Master Plan)
 Total Project Budget: \$700,000
 SBC Project No. 540/013-01-2013
 Designer: PERKINS + WILL
- 24) **Arlington Developmental Center**
 (Cottages Demolition)
 Total Project Budget: \$2,350,000
 SBC Project No. 346/017-02-2013
 Designer: ASKEW HARGRAVES HARCOURT
- 25) **Arlington Developmental Center**
 (Essential Maintenance)
 Total Project Budget: \$2,800,000
 SBC Project No. 346/017-01-2013
 Designer: SMITH SECKMAN REID
- 26) **Greene Valley Developmental Center**
 (Essential Maintenance)
 Total Project Budget: \$3,620,000
 SBC Project No. 346/007-01-2013
 Designer: SHAW & SHANKS ARCHITECTS
- 27) **Tennessee Rehabilitation Center**
 (Building C & F Roof Replacement)
 Total Project Budget: \$620,000
 SBC Project No. 442/006-01-2013
 Designer: TLP ARCHITECTS
- 28) **Camden Readiness Center**
 (Reroof and Facility Update)
 Total Project Budget: \$640,000
 SBC Project No. 361/008-01-2013
 Designer: LYLE COOK MARTIN
- 29) **Chattanooga Readiness Center**
 (Reroofs & Facility Updates)
 Total Project Budget: \$880,000
 SBC Project No. 361/010-01-2013
 Designer: HEFFERLIN + KRONENBERG
- 30) **Gordonsville Readiness Center**
 (Reroof & Facility Update)
 Total Project Budget: \$570,000
 SBC Project No. 361/007-01-2013
 Designer: HART FREELAND ROBERTS
- 31) **Jacksboro Readiness Center**
 (Reroof & Facility Update)
 Total Project Budget: \$630,000
 SBC Project No. 361/040-01-2013
 Designer: ROOF DESIGN & CONSULTING
- 32) **Nashville Headquarters – Military Dept**
 (Building 100 Renovation)
 Total Project Budget: \$2,790,000
 SBC Project No. 361/067-01-2013
 Designer: M. SHANKS ARCHITECTS
- 33) **TRICOR – Cook Chill Facility**
 (Equipment Replacement)
 Total Project Budget: \$4,690,000
 Current Project Funding: \$2,600,000
 SBC Project No. 150/001-01-2013
 Designer: I C THOMASSON ASSOCIATES
- 34) **Department of General Services**
 (Consultant – New Data Center)
 Total Project Budget: n/a
 SBC Project No. 529/000-08-2012
 Designer: GENSLER
- 35) **Department of Correction – Statewide**
 (High Mast Lighting Systems Upgrades)
 Total Project Budget: \$1,500,000
 SBC Project No. 140/001-06-2013
 Designer: SMITH SECKMAN REID
- 36) **Norris Dam State Park**
 (CCC Structures Restoration)
 Total Project Budget: \$1,400,000
 SBC Project No. 126/063-01-2013
 Designer: CENTRIC ARCHITECTURE

37) **James K Polk Building**
(Interior Renovations)
Total Project Budget: \$48,500,000,
Current Project Funding: \$ 1,400,000
SBC Project No. 529/075-01-2013
Designer: **GRESHAM SMITH & PARTNERS**

38) **Tennessee School for the Deaf**
(New High School and Infrastructure Upgrades)
Total Project Budget: \$29,030,000
SBC Project No. 168/007-01-2013
Designer: **BLANKENSHIP & PARTNERS**

39) **Veterans Cemetery – Memphis**
(Materials Shed)
Total Project Budget: \$310,000
SBC Project No. 682/007-01-2013
Designer: **SMITH SECKMAN REID**

40) **John S Wilder Youth Development Center**
(Infrastructure Upgrades)
Total Project Budget: \$1,020,000
SBC Project No. 144/011-01-2013
Designer: **ASKEW HARGRAVES HARCOURT**

41) **Department of Correction – Statewide**
(Various Facilities Parking and Paving Repairs)
Total Project Budget: \$1,600,000
SBC Project No. 140/001-07-2013
Designer: **HART FREELAND ROBERTS**

42) **Selmer Readiness Center**
(Reroof and Facility Update)
Total Project Budget: \$550,000
SBC Project No. 361/082-01-2013
Designer: **CLARK-DIXON ARCHITECTS**

Other Business

Secretary Hargett mentioned that the Subcommittee had requested the Capitol Improvements Master Plan be presented at the meeting. But due to the rescheduling of the ESC meeting date, it created conflicts with other schedules. Therefore, he requested it be put on the agenda for presentation at the September ESC meeting.

* * * * *

There being no further business, the meeting adjourned at 10:50 a.m.

UNIVERSITY OF TENNESSEELand Transaction

Requested Action:	Approval to obtain title work, survey, phase 1 environmental assessment and accept as gift, with waiver of advertisement and appraisals
Description:	Knox County – multiple right-of way locations, City of Knoxville, TN – Trans. No. 13-06-020 (Baugh)
Purpose:	Acquisition to obtain road rights-of-way.
Estimated Sale Price:	Gift
Source of Funding:	Plant Funds (Non Auxiliary) (A)
Owner(s):	City of Knoxville
Comment:	<p>The purpose of the transfer is to assist the campus in planning for the future expansion and implementation of the master plan to enhance safety for special events and street parking. This is in the University of Tennessee's <u>2011 Master Plan</u>. The lists of expected roads are:</p> <p>Volunteer (Including E. & W) 20th Street 22nd Street (Rec-NB) Francis Melrose (Avenue and Place) Andy Holt Fraternity Park Todd Helton Chamique Holdsclaw Pat Head Summit Johnny Majors Lake Loudon 13th Street</p> <p>Any modifications will be reported back to Executive Subcommittee.</p>
SSC Report:	07/15/2013 Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.
Minutes:	07/30/2013 ESC Approved obtaining title work, survey, phase 1 environmental assessment and accept as gift, with waiver of advertisement and appraisals.

UNIVERSITY OF TENNESSEELand Transaction

Requested Action:	Approval to obtain title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value with waiver of advertisement and one appraisal
Description:	Knox County – 2.26+/- acres – 1610 University Ave., Knoxville, TN – Trans. No. 13-06-019 (Baugh)
Purpose:	Acquisition in fee to obtain property and improvements consisting of a 29,000 sq. ft. office building located at 1610 University Ave. The property will be used for administrative office space.
Estimated Sale Price:	Not to exceed Fair Market Value
Source of Funding:	Plant Funds (Non-Auxiliary) (A)
Owner(s):	Knoxville Community Development Corporation
Comment:	Date of last transfer: January 28, 1999 Purchase Price: \$77,000 Property Assessor's Value: N/A Improvement Square Footage: 29,000
SSC Report:	07/15/2013 Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.
Minutes:	07/30/2013 ESC Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value with waiver of advertisement and one appraisal.

UNIVERSITY OF TENNESSEELand Transaction

Requested Action:	Approval to obtain title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value with waiver of advertisement and one appraisal
Description:	Knox County - 0.52+/- acres -1525 University Ave. Knoxville, TN – Trans. No. 13-06-022 (Baugh)
Purpose:	Acquisition in fee to obtain property and improvements consisting of a 15,800 sq. ft. office building at 1525 University St. The property will be used for administrative office space.
Estimated Sale Price:	Not to exceed Fair Market Value
Source of Funding:	Plant Funds (Non-Auxiliary) (A)
Owner(s):	Knoxville Community Development Corporation
Comment:	Date of last transfer: November 23, 1998 Purchase Price: N/A Property Assessor's Value: N/A Improvements Square Footage: 15,800
SSC Report:	07/15/2013 Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.
Minutes:	07/30/2013 ESC Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value with waiver of advertisement and one appraisal.

UNIVERSITY OF TENNESSEELand Transaction

Requested Action:	Approval to obtain title work, survey, phase 1 environmental assessment and exercise option to accept as gift, not to exceed appraised value with waiver of advertisement and appraisals
Description:	Morgan County – 10.0+/- acres – Wartburg TN – Trans. No. 13-06-021 (Baugh)
Purpose:	Acquisition in fee to accept property as gift.
Estimated Sale Price:	Gift
Source of Funding:	Plant Funds (Non-Auxiliary) (REM Fees) (A)
Owner(s):	Charles Walls and Maurice Walls
Comment:	Acceptance of the gift, by the Institute of Agriculture, will benefit UT Forest Resources & Education Center (ETREC) by providing a third point of entrance for vehicles to the Wilson Mountain Tract. Also there is research value associated with this property. Date of last property transfer: N/A Purchase Price: N/A Property Assessor's Value: \$30,000 Improvements Square Footage: N/A
SSC Report:	07/15/2013 Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.
Minutes:	07/30/2013 ESC Approved obtaining title work, survey, phase 1 environmental assessment and exercise option to accept as gift, not to exceed appraised value with waiver of advertisement and appraisals.

UNIVERSITY OF TENNESSEE HEALTH SCIENCE CENTER

Land Transaction

Requested Action:	Approval to obtain title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value with waiver of advertisement and one appraisal
Description:	Shelby County – 2.95+/-acres – 255 South Pauline St., Memphis, TN – Trans. No. 13-06-018 (Baugh)
Purpose:	Acquisition in fee to obtain property and improvements consisting of a 21,800 sq. ft. office building. The University of Tennessee Health Science Center (UTHSC) plans to use the property as a dialysis clinic. This property is in the UTHSC <u>1996 Master Plan</u> .
Estimated Sale Price:	Fair Market Value
Source of Funding:	Plant Funds (Non Auxiliary) (A)
Owner(s):	Baptist Memorial Hospital
Comment:	Date of last transfer: January 30, 1976 Purchase Price: \$190,846 Property Assessor's Value: \$2,520,000 Improvements Square Footage: 21,800
SSC Report:	07/15/2013 Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.
Minutes:	07/30/2013 ESC Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value with waiver of advertisement and one appraisal.

TENNESSEE BOARD OF REGENTSLand Transaction

Requested Action:	Approval to obtain title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest at Option Price, with waiver of advertisement and appraisals
Description:	Madison County – 0.17+/-acres – 913 W. King St., Jackson, TN – Trans. No. 13-07-001 (Maholland)
Purpose:	Acquisition in fee to acquire property at the predetermined amount per Exhibit B of “Option and Right of First Refusal Agreement” between the City of Jackson and Lambuth University. The property is for the future expansion of the University of Memphis at Lambuth campus parking.
Sale Price:	Option Price Purchase
Source of Funding:	Plant Funds (non-auxiliary) (A)
Owner(s):	Jackson Community Redevelopment Agency
Comment:	Date of last property transfer: June 28, 2010 Purchase Price: N/A Option Price: \$35,000 Property Assessor’s Value: \$24,900 Improvements Sq. Footage: 832
SSC Report:	07/15/2013 Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.
Minutes:	07/30/2013 ESC Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest at Option Price, with waiver of advertisement and appraisals.

TENNESSEE BOARD OF REGENTS

Land Transaction

Requested Action:	Approval to obtain title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value with waiver of advertisement and one appraisal
Description:	Dyer County – 0.63+/-acres - 224 Parkview St., Dyersburg, TN – Trans. No. 13-05-007 (Maholland)
Purpose:	Acquisition in fee to acquire property to allow for the expansion of the existing parking lot that will be used when the Arts and Sciences building is constructed. At present the buildings will be used for college events and storage.
Estimated Sale Price:	Fair Market Value
Source of Funding:	Plant Funds (Non-Auxiliary) (A)
Owner(s):	Darren Sells, Parkview Florist LLC
Comment:	<p>Date of last property transfer: October 2006 Purchase Price: \$205,000 Property Assessor's Value: \$153,300 Improvements Sq. Footage: 1,460 and 1,520</p> <p>The property includes a 1,460 sq. ft. building built in the early 1950's and a 1,520 sq. ft. detached garage constructed in 2003. The property is in the Dyersburg State Community College <u>2013 Master Plan</u>.</p>
SSC Report:	06/17/2013 Peter Heimbach summarized the transaction. Staff deferred the transaction.
SSC Report:	07/15/2013 Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.
Minutes:	07/30/2013 Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire 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 interest, not to exceed appraised value with waiver of advertisement and one appraisal

Description: Dyer County – 5.9+/-acres – 395 Country Club Dr., Dyersburg, TN – Trans. No. 13-05-008 (Maholland)

Purpose: Acquisition in fee to acquire property to provide access to the campus without using public streets and for future campus expansion.

Estimated Sale Price: Fair Market Value

Source of Funding: Plant Funds (Non-Auxiliary) (A)

Owner(s): Dyersburg Moose Lodge #441

Comment: Date of last property transfer: May 1948
Purchase Price: N/A
Property Assessor's Value: \$78,500
Improvements Sq. Footage: 9,500

The property includes a 9,500 sq. ft. building and is in the Dyersburg State Community College 2013 Master Plan.

SSC Report: 07/15/2013 Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.

Minutes: 07/30/2013 ESC Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire 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 interest, not to exceed appraised value with waiver of advertisement and one appraisal
Description:	Montgomery County – 0.11+/- acres - 813 Parham Dr., Clarksville, TN – Trans. No. 13-06-014 (Maholland)
Purpose:	Acquisition in fee to purchase property for green space and future parking. This property is in the Austin Peay State University's <u>2007 Master Plan</u> .
Estimated Sale Price:	Fair Market Value
Source of Funding:	Plant Funds (Non-Auxiliary) (A)
Owner(s):	Marvin Porter, Jr.
Comment:	Date of last transfer: September 22, 1993 Purchase Price: \$25,000 Property Assessor's Value: \$33,500 Improvements Square Footage: 973
SSC Report:	07/15/2013 Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.
Minutes:	07/30/2013 ESC Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire 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 interest, not to exceed appraised value with waiver of advertisement and one appraisal

Description: Montgomery County – 0.056+/-acres - 858 Parham Dr., Clarksville, TN – Trans. No. 13-06-015 (Maholland)

Purpose: Acquisition in fee to purchase property for green space and future parking. This property is in the Austin Peay State University's 2007 Master Plan.

Estimated Sale Price: Fair Market Value

Source of Funding: Plant Funds (Non-Auxiliary) (A)

Owner(s): Marvin Porter, Jr.

Comment: Date of last transfer: September 22, 2008
Purchase Price: \$4,500
Property Assessor's Value: \$23,500
Improvements Square Footage: 710

SSC Report: 07/15/2013 Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.

Minutes: 07/30/2013 ESC Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value with waiver of advertisement and one appraisal.

TENNESSEE BOARD OF REGENTSLand Transaction

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

Description: Montgomery County – 0.11+/-acres - 854 Parham Dr., Clarksville, TN – Trans. No. 13-06-016 (Maholland)

Purpose: Acquisition in fee to purchase property for green space and future parking. This property is in the Austin Peay State University's 2007 Master Plan.

Estimated Sale Price: Fair Market Value

Source of Funding: Plant Funds (Non-Auxiliary) (A)

Owner(s): Marvin Porter, Jr.

Comment: Date of last transfer: September 5, 2009
Purchase Price: \$12,000
Property Assessor's Value: \$25,500
Improvements Square Footage: 690

SSC Report: 07/15/2013 Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.

Minutes: 07/30/2013 ESC Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value with waiver of advertisement and one appraisal.

TENNESSEE BOARD OF REGENTSLand Transaction

Requested Action:	Approval to obtain title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value with waiver of advertisement and one appraisal
Description:	Montgomery County – 0.11+/-acres - 861 Parham Dr., Clarksville, TN – Trans. No. 13-06-017 (Maholland)
Purpose:	Acquisition in fee to purchase property for green space and future parking. This property is in the Austin Peay State University's <u>2007 Master Plan</u> .
Estimated Sale Price:	Fair Market Value
Source of Funding:	Plant Funds (Non-Auxiliary) (A)
Owner(s):	Marvin Porter, Jr.
Comment:	Date of last transfer: October 6, 2011 Purchase Price: N/A Property Assessor's Value: \$26,500 Improvements Square Footage: 798
SSC Report:	07/15/2013 Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.
Minutes:	07/30/2013 ESC Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value with waiver of advertisement and one appraisal.

DEPARTMENT OF TRANSPORTATIONLand Transaction

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

Description: Hamilton County – 0.837+/-acres – East Ridge, TN – Trans. No. 13-06-008 (Berry)

Purpose: Disposal in fee. The property has been determined to be surplus. The requestor is the adjoining landowner, and the intent is to assemble property for development.

Original Cost to State: \$19,950.00

Date of Original Conveyance: November 1, 1956

Grantor Unto State: Nellie Green and Osbourne Building, Inc.

Estimated Sale Price: Fair Market Value

Grantee: Fincher Real Estate Investors, LLC

SSC Report: 07/15/2013 Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.

Minutes: 07/30/2013 ESC Approved disposal in fee with waiver of advertisement and one appraisal.

TENNESSEE WILDLIFE RESOURCES AGENCYLand Transaction

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

Description: Weakley County – 5.00+/-acres – Hearn Road – Trans. No. 13-06-005 (Jackson)

Purpose: Disposal in fee for equal value exchange of 2.00+/-acres (Trans No. 13-06-004) on the exterior edge of the State's property. The State desires to remove the in holding from within the interior of the Bean Switch Refuge.

Original Cost to State: \$162,187.00

Date of Original Conveyance: January 31, 1991

Grantor Unto State: Pitchelope

Estimated Sale Price: Fair Market Value

Source of Funding: TWRA Operating Funds (50%REM Fees) (A)
Gift Funds (50%REM Fees) (O)

Grantee: Howard Edmund Foulks and Linda Gail Foulks

Owner(s): State of Tennessee

Comment: Date of last transfer: January 31, 1991
Purchase Price: \$162,187
Property Assessor's Value: N/A

The final land area of disposal will be determined by an appraisal of equal value.

SSC Report: 07/15/2013 Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.

Minutes: 07/30/2013 ESC Approved disposal in fee with waiver of advertisement and one appraisal.

TENNESSEE WILDLIFE RESOURCES AGENCYLand Transaction

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

Description: Weakley County – 2.00+/-acres – Hearn Road – Trans. No. 13-06-004 (Jackson)

Purpose: Acquisition in fee for the exchange of some portion of 5.00+/-acres (Trans No 13-06-005) on the exterior edge of the State's property. The State desires to remove the in holding from within the interior of the Bean Switch Refuge.

Estimated Cost: \$6,000

Source of Funding: TWRA Operating Funds (50% REM Fees) (A)
Gift Funds (50% REM Fees) (O)

Owner(s): Howard Edmund Foulkes and Linda Gail Foulkes

Comment: Date of last transfer: February 7, 2013
Purchase Price: \$58,000
Property Assessor's Value: \$2,000
Improvement Square Footage: N/A

SSC Report: 07/15/2013 Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.

Minutes: 07/30/2013 ESC Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value with waiver of advertisement and one appraisal.

DEPARTMENT OF ENVIRONMENT AND CONSERVATIONLand Transaction

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

Description: Montgomery County – 25.0+/-acres – 2131 Old Russellville Pike, Clarksville, TN – Trans. No. 13-06-009 (Baugh)

Purpose: Acquisition in fee to obtain property for the purpose of protecting federally listed endangered species as well as archaeologically significant remains.

Estimated Sale Price: Fair Market Value

Source of Funding:

\$226,000	State Lands Acquisition Fund	(A/R)
75,000	Gift (Friends of Dunbar Cave)	(O)
248,000	Land and Water Conservation Fund	(F)

Owner(s): Mary V. Ritter et al. William B. Caroland

Comment: Date of last transfer: March 24, 1960
Purchase Price: N/A
Property Assessor's Value: \$496,100
Improvements Square Footage: N/A

There is immediate threat to the property, and the protection of this resource, view shed, and watershed is necessary. This acquisition will add to the land inventory of Dunbar Cave State Park.

SSC Report: 07/15/2013 Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.

Minutes: 07/30/2013 ESC Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value with waiver of advertisement and one appraisal.

DEPARTMENT OF ENVIRONMENT AND CONSERVATIONLand Transaction

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

Description: Montgomery County – 5.0+/-acres – 2131 Old Russellville Pike, Clarksville, TN – Trans. No. 13-06-010 (Baugh)

Purpose: Acquisition in fee to obtain property for the purpose of protecting federally listed endangered species as well as archaeological significant remains.

Estimated Sale Price: Fair Market Value

Source of Funding:

\$64,000	State Lands Acquisition Fund	A/R)
75,000	Gift (Friends of Dunbar Cave)	(O)
91,000	Land and Water Conservation Fund	(F)

Owner(s): Phillip M. Ritter et ux. Mary V. Ritter

Comment: Date of last transfer: August 5, 1994
Purchase Price: N/A
Property Assessor's Value: \$181,900
Improvements Square Footage: 2,222

There is immediate threat to the property and the protection of this resource, view shed, and watershed is necessary. This acquisition will add to the land inventory of Dunbar Cave State Park.

SSC Report: 07/15/2013 Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.

Minutes: 07/30/2013 ESC Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value with waiver of advertisement and one appraisal.

DEPARTMENT OF ENVIRONMENT AND CONSERVATIONLand Transaction

Requested Action: Approval to obtain title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value and utilize third party for the transaction with waiver of advertisement and one appraisal

Description: Davidson County – 25.0+/-acres – 1105 Oman Dr., Nashville, TN – Trans No. 13-06-013 (Baugh)

Purpose: Acquisition in fee to acquire the Bright Hour Farm property. This property is adjoining Radnor Lake State Natural Area (RLSNA). Obtaining this property would create a permanent educational partner for RLSNA with Dyer Observatory since this tract surrounds the Dyer Observatory, owned by Vanderbilt University.

Estimated Sale Price: Fair Market Value

Source of Funding: \$1,000,000.00 State Lands Acquisition Fund (A/R)
1,000,000.00 Gift (O)

Owner(s): Key Investments, Inc./Houghland Calvin, Trustee

Comment: Date of last transfer: January 2, 2001
Purchase Price: \$2,050,000
Property Assessor's Value: \$340,283
Improvements Square Footage: 1,391

The Land Trust of Tennessee is the 3rd party in this transaction. Any third party transaction cost will be reported on the quarterly report.

SSC Report: 07/15/2013 Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.

Minutes: 07/30/2013 ESC Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value and utilize third party for the transaction with waiver of advertisement and one appraisal.

Approved:

Commissioner Larry B. Martin
Department of Finance and Administration