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.
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
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).
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
<table>
<thead>
<tr>
<th>Requested Action:</th>
<th>Approval of project budget, scope, and source of funding</th>
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</thead>
<tbody>
<tr>
<td>Project Title:</td>
<td>Demolition – 1714 Elrod Street</td>
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<tr>
<td>Project Description:</td>
<td>Demolish building at 1714 Elrod Street for the benefit of Middle Tennessee State University master plan.</td>
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<tr>
<td>SBC Number:</td>
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<tr>
<td>Total Project Budget:</td>
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<td>Source of Funding:</td>
<td>$31,000.00 Plant (Non-Auxiliary) (A)</td>
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<tr>
<td>Comment:</td>
<td>The TN Historical Commission stated that the demolition will not adversely affect this State owned resource and no further action is necessary.</td>
</tr>
<tr>
<td>Minutes:</td>
<td>07/30/2013 ESC Approved project budget, scope, and source of funding</td>
</tr>
</tbody>
</table>
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 pathway 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.
### 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.
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:**

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>Rate</th>
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</thead>
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<tr>
<td>300 parking spaces</td>
<td>$54,000.00</td>
<td>@$15.00 per space/month</td>
</tr>
<tr>
<td>Annual rent</td>
<td>$54,000.00</td>
<td>@$15.00 per space/month</td>
</tr>
</tbody>
</table>

**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.
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
<table>
<thead>
<tr>
<th>Project序号</th>
<th>项目名称</th>
<th>总预算</th>
<th>当前资金</th>
<th>设计单位</th>
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<tbody>
<tr>
<td>5)</td>
<td>East Tennessee State University (New Football Stadium)</td>
<td>$18,000,000</td>
<td>$7,500,000</td>
<td>MCCARTY HOLSPALE MCCARTY</td>
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<td>6)</td>
<td>East Tennessee State University (Building 2 Water System Replacement)</td>
<td>$500,000</td>
<td></td>
<td>WEST WELCH REED</td>
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<tr>
<td>7)</td>
<td>East Tennessee State University (Several Buildings Elevator Update)</td>
<td>$1,350,000</td>
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<td>ENGINEERING SERVICES GROUP</td>
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<td>8)</td>
<td>University of Memphis (Academic Buildings HVAC Corrections)</td>
<td>$6,000,000</td>
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<td>HALTOM ENGINEERING</td>
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<td>9)</td>
<td>University of Memphis (Building Code and Safety Updates)</td>
<td>$1,000,000</td>
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<td>10)</td>
<td>Middle Tennessee State University (Murphy Center Roof Replacement)</td>
<td>$2,720,000</td>
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<td>11)</td>
<td>Middle Tennessee State University (Flight Simulator Building)</td>
<td>$700,000</td>
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<td>LYMAN DAVIDSON DOOLEY</td>
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<td>12)</td>
<td>Middle Tennessee State University (Bell Street Building Renovation)</td>
<td>$6,000,000</td>
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<td>MOODY NOLAN</td>
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<td>13)</td>
<td>Chattanooga State Community College (Energy Plant &amp; Omniplex Roof Replacement)</td>
<td>$630,000</td>
<td></td>
<td>TWH ARCHITECTS</td>
</tr>
<tr>
<td>14)</td>
<td>Columbia State Community College (Warf Building HVAC Updates)</td>
<td>$568,423</td>
<td></td>
<td>I C THOMASSON ASSOCIATES</td>
</tr>
<tr>
<td>15)</td>
<td>Jackson State Community College (Health Sciences Building)</td>
<td>$16,580,000</td>
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<td>FLEMING ASSOCIATES</td>
</tr>
<tr>
<td>16)</td>
<td>Jackson State Community College (McWherter Roof and Envelope Repairs)</td>
<td>$1,220,000</td>
<td></td>
<td>ANDERSON BUEHLER ARCHITECTS</td>
</tr>
<tr>
<td>17)</td>
<td>Walters State Community College (College Center HVAC Corrections)</td>
<td>$550,000</td>
<td></td>
<td>RED CHAIR ARCHITECTS</td>
</tr>
<tr>
<td>18)</td>
<td>Roane State Community College (Cumberland County Roof Replacement)</td>
<td>$400,000</td>
<td></td>
<td>DESIGN INNOVATIONS ARCHITECTS</td>
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<tr>
<td>19)</td>
<td>Pellissippi State Community College (Magnolia Campus Career Center Renovations)</td>
<td>$600,000</td>
<td></td>
<td>ADAMS CRAFT HERZ WALKER</td>
</tr>
<tr>
<td>20)</td>
<td>Pellissippi State Community College (HVAC Updates)</td>
<td>$500,000</td>
<td></td>
<td>WEST WELCH REED</td>
</tr>
</tbody>
</table>
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 TENNESSEE

Land 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: 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 2011 Master Plan. The lists of expected roads are:

- 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

Any modifications will be reported back to Executive Subcommittee.

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.
B.

UNIVERSITY OF TENNESSEE

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: 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.
C. UNIVERSITY OF TENNESSEE

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: 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 TENNESSEE**

**Land 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.
E.

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 1996 Master Plan.

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 REGENTS

Land 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.
G.

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: 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

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 2013 Master Plan.

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.
I.

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 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, 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.
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 - 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.
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 - 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 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: 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 TRANSPORTATION**

**Land 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 AGENCY**

**Land 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 AGENCY

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: 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 inholding 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 CONSERVATION

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 – 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.
### 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 – 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

<table>
<thead>
<tr>
<th>Source of Funding</th>
<th>Amount</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>State Lands Acquisition Fund</td>
<td>$64,000</td>
<td>A/R</td>
</tr>
<tr>
<td>Gift (Friends of Dunbar Cave)</td>
<td>$75,000</td>
<td>(O)</td>
</tr>
<tr>
<td>Land and Water Conservation Fund</td>
<td>$91,000</td>
<td>(F)</td>
</tr>
</tbody>
</table>

**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, viewshed, 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 CONSERVATION

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 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:

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Commissioner Larry B. Martin
Department of Finance and Administration