The State Building Commission Executive Subcommittee met this day at 11:30 a.m. in House Hearing Room 30, Legislative Plaza, Nashville, Tennessee. Commissioner Martin called the meeting to order at 11:32 a.m. and requested action on the following matters as presented by State Architect Peter Heimbach.

STATE BUILDING COMMISSION SUB-COMMITTEE MEMBERS PRESENT

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

STATE BUILDING COMMISSION SUB-COMMITTEE MEMBERS ABSENT

Justin Wilson, Comptroller of the Treasury

OTHERS PRESENT

Peter Heimbach, State Architect
Georgia Martin, Office of the State Architect
Jonathan Rummel, Secretary of State’s Office
Bruce Davis, Legislative Budget Office
Joy Harris, Treasurer’s Office
Kathy Stickel, Comptroller’s Office
Janie Porter, Attorney General’s Office
Genie Whitesell, Attorney General’s Office
Robbi Stivers, University of Tennessee
Chloe Shafer, Office of the State Architect
John Webb, Department of Finance and Administration
Lauren Ridenour, Department of Finance and Administration
Crystall Collins, THEC
Mike Morrow, Department of Finance and Administration
Cindy Liddell, Comptroller’s Office
Chris Remke, Department of General Services
Chuck Lawrence, Department of General Services
John Hull, Department of General Services
Rene Inman, Department of General Services
Bob Oglesby, Department of General Services
Tim McKeehan, University of Tennessee
Robbi Stivers, University of Tennessee
DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT

Land Transaction

Requested Action: Approval to purchase property at an amount not to exceed previously approved cost per acre

Description: Haywood County – 4+/--acres (200' of right of way) Memphis Regional Megasite – Trans. No. 13-08-16 (Miller)

Purpose: Acquisition of right of way interest needed for re-routing of SR 222.

Estimated Price: Up to $10,600 per acre

Source of Funding: 10/11 Current Funds-Capital Improvements (A)

Owner(s): Meux Hill LLC

Comment: Right of way will be transferred to TDOT when acquisition is complete.

Date of last transfer: December 23, 2010
Purchase Price: N/A
Property Assessor’s Value:$1,050,100 (394 acres)
Improvements Square Footage: N/A

Previous Action: 09/23/2013 ESC Approved acquisition

Minutes: 06/12/2014 ESC Josh Helton stated that the purchase of the property was for the alignment of SR222 and did not involve the utility lines. Subcommittee approved purchasing the property at an amount not to exceed the previously approved cost per acre.
Land Transaction

Requested Action: Approval to purchase property at an amount not to exceed previously approved cost per acre

Description: Haywood County – 4+/- acres (200’ of right of way) Memphis Regional Megasite - Trans. No. 13-08-15 (Miller)

Purpose: Acquisition of right of way interest needed for re-routing of SR 222.

Estimated Price: Up to $10,600 per acre

Source of Funding: 10/11 Current Funds-Capital Improvements (A)

Owner(s): Amy and Glenn Newman

Comment: Right of way will be transferred to TDOT when acquisition is complete.

Date of last transfer: September 4, 2009
Purchase Price: $700,000
Property Assessor’s Value: $561,000 (210.46 acres)
Improvements Square Footage: N/A

Previous Action: 09/23/2013 ESC Approved acquisition

Minutes: 06/12/2014 ESC Approved purchasing the property at an amount not to exceed the previously approved cost per acre.
Land Transaction

Requested Action: Approval to modify source of funding and sale price

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

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

Sale Price: Fair Market Value plus relocation assistance in accordance with TDOT requirements as follows:
- Replacement Housing Payment – Not to Exceed $14,000
- Moving expenses - $2,250
- Incidental – Estimated cost - $1,200
- Business in lieu of payment - $17,741

Source of Funding: 2012 G.O. Bonds Capital Improvements (A)
11/12 Current Funds Capital Improvements (Relocation Assistance) (R)

Owner(s): Earl and Virginia McKenzie

Comment: The funding type is corrected from residual bonds to appropriated bonds. Bonds associated with this purchase are part of a fiscal year 2013 line item for mega site development phase two. TDOT requirements are being followed to comply with federal requirements regarding relocations within a road right-of-way.

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

Previous Action:
- 02/21/2012 ESC Approved request for Options
- 07/30/2013 ESC Approved acquisition with waiver of advertisement, one appraisal and REM fees

Minutes: 06/12/2014 ESC Approved modifying source of funding and sale price.
Land Transaction

Requested Action: Approval to modify source of funding and sale price

Description: Fayette County 4.207+/--acres – Highway 222, Stanton, TN – Trans. No. 13-06-042 (Miller)

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

Sale Price: Not to exceed Fair Market Value (Negotiated)

Source of Funding: 2012 G.O. Bonds-Capital Improvements (A)

Owner(s): Calvin and Brenda Howell

Comment: The funding type is corrected from residual bonds to appropriated bonds. Bonds associated with this purchase are part of a fiscal year 2013 line item for mega site development phase two.

Date of last transfer: November 4, 1991
Purchase Price: $130,000 (7.56 acres)
Property Assessor’s Value: $26,400
Improvements Square Footage: N/A

Previous Action: 02/21/2012 ESC  Approved request for Options
07/30/2013 ESC  Approved acquisition with waiver of advertisement, one appraisal and REM fees

Minutes: 06/12/2014 ESC  Approved modifying source of funding and sale price.
Land Transaction

Requested Action: Approval to modify source of funding

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

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 Improvement (A)

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

Comment: The funding type is corrected from residual bonds to appropriated bonds. Bonds associated with this purchase are part of a fiscal year 2013 line item for mega site development phase two. There are no substantive changes to the previous Executive Sub Committee action.

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

Previous Action:
02/21/2012 ESC Approved request for Options
07/30/2013 ESC Approved acquisition with waiver of advertisement, one appraisal and REM fees

Minutes:
06/12/2014 ESC Approved modifying source of funding.
DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT

Land Transaction

Requested Action: Approval to modify source of funding

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

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 Improvement (A)

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

Comment: The funding type is corrected from residual bonds to appropriated bonds. Bonds associated with this purchase are part of a fiscal year 2013 line item for mega site development phase two. There are no substantive changes to the previous Executive Sub Committee action.

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

Previous Action:
02/21/2012 ESC  Approved request for Options
07/30/2013 ESC  Approved acquisition with waiver of advertisement, one appraisal and REM fees

Minutes:
06/12/2014 ESC  Approved modifying source of funding.
DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT

Land Transaction

Requested Action: Approval to modify source of funding

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

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 Improvement (A)

Owner(s): Pinal Partnership

Comment: The funding type is corrected from residual bonds to appropriated bonds. Bonds associated with this purchase are part of a fiscal year 2013 line item for mega site development phase two. There are no substantive changes to the previous Executive Sub Committee action.

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

Previous Action: 02/21/2012 ESC Approved request for Options
07/30/2013 ESC Approved acquisition with waiver of advertisement, one appraisal and REM fees

Minutes: 06/12/2014 ESC Approved modifying source of funding.
Land Transaction

Requested Action: Approval to modify source of funding

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

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 Improvement (A)

Owner(s): David Livingston, et al.

Comment: The funding type is corrected from residual bonds to appropriated bonds. Bonds associated with this purchase are part of a fiscal year 2013 line item for mega site development phase two. There are no substantive changes to the previous Executive Sub Committee action.

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

Previous Action:
02/21/2012 ESC Approved request for Options
07/30/2013 ESC Approved acquisition with waiver of advertisement, one appraisal and REM fees

Minutes: 06/12/2014 ESC Approved modifying source of funding.
OSA Policy & Procedures


Other Business

There being no other business, the meeting adjourned at 11:36 a.m.
Approved:

[Signature]

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