

MINUTES
STATE BUILDING COMMISSION
Executive Subcommittee
March 24, 2014

The State Building Commission Executive Subcommittee met this day at 10:30 a.m. in House Hearing Room 30, Legislative Plaza, Nashville, Tennessee. Chairman Larry Martin called the meeting to order at 10:50 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
Justin Wilson, Comptroller of the Treasury

STATE BUILDING COMMISSION SUB-COMMITTEE MEMBERS ABSENT

David Lillard, State Treasurer

OTHERS PRESENT

Peter Heimbach, State Architect
Georgia Martin, Office of the State Architect
Ann McGauran, Department of General Services
Melinda Parton, Comptroller's Office
Jonathan Rummel, Secretary of State's Office
Bruce Davis, Legislative Budget Office
Janie Porter, Attorney General's Office
Genie Whitesell, Attorney General's Office
Dick Tracy, Tennessee Board of Regents
Robbi Stivers, University of Tennessee
Heather Iverson, Department of General Services
Chloe Shafer, Department of General Services
Crystal Collins, THEC
Steven Gentile, THEC
Tony Hopson, University of Tennessee
Robbi Stivers, University of Tennessee
Butch Peccolo, University of Tennessee
Dick Tracy, Tennessee Board of Regents

Tim Churchill, Tennessee Wildlife Resources Agency
Roger Jackson, Tennessee Wildlife Resources Agency
Bill Avant, Department of Environment and Conservation
Herb Paugh, Department of Agriculture
David Todd, Department of Agriculture
Kathy Stickel, Comptroller's Office
John Webb, Department of Finance and Administration
Denise Miller, Department of General Services
Blake Fontenay, Constitutional Officers
Al Ray, Maury County Parks & Recreation
Kent Brummett, Department of Intellectual & Developmental Disabilities
Mike Morrow, Department of Finance and Administration

CONSENT AGENDA

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

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

- B. Agency: Tennessee Board of Regents – Putnam County
Transaction: Acquisition in fee
Provision: Waiver of advertisement and appraisals

- C. Agency: Tennessee Wildlife Resources Agency – Hickman County
Transaction: Acquisition in fee
Provision: Waiver of advertisement and one appraisal

- D. Agency: Department of Intellectual & Developmental Disabilities – Shelby County
Transaction: Disposal in fee

- E. Agency: Department of Intellectual & Developmental Disabilities – Shelby County
Transaction: Disposal in fee

- F. Agency: Department of Intellectual & Developmental Disabilities – Shelby County
Transaction: Disposal in fee

- G. Agency: Department of Intellectual & Developmental Disabilities – Shelby County
Transaction: Disposal in fee

- H. Agency: Department of Intellectual & Developmental Disabilities – Shelby County
Transaction: Disposal in fee

- I. Agency: Department of Environment and Conservation – Hamblen County
Transaction: Disposal in fee
Provision: Waiver of advertisement and one appraisal

- J. Agency: Department of Environment and Conservation – Shelby County
Transaction: Acquisition by gift
Provision: Waiver of advertisement and appraisals

- K. Agency: Department of Environment and Conservation – Fentress County
Transaction: Acquisition in fee
Provision: Waiver of advertisement and one appraisal

- L. Agency: Department of Environment and Conservation – Fentress County
Transaction: Acquisition in fee
Provision: Waiver of advertisement and one appraisal

- M. Agency: Department of General Services – Shelby County
Transaction: Disposal by either sale or lease
Provision: Waiver of one appraisal

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

Requested Action: Approval of a project, budget, scope, source(s) of funding and proceeding with process to select a designer

Project Title: Classroom Upgrades (2013-2014)

Project Description: This project will provide for classroom upgrades, including replacement for furniture and upgrading of technology features. Improvements will be made in Buehler Hall, Jesse Harris, Ferris Hall, Art and Architecture, Alumni Memorial Building, and Humanities Social Sciences Building.

SBC Number: 540/009-02-2014

Total Project Budget: \$5,000,000.00

Current Project Funding: \$2,500,000.00

Source of Funding: \$2,500,000.00 Plant (Non-Auxiliary) (A)

Comment: This is a FY 2013-2014 disclosed project. Upgrades include furniture and technology, painting, floor and ceiling replacement, and lighting among others. It is anticipated that the project budget will be spent as follows:

- Buehler Hall, Jesse Harris, Ferris Hall, Art and Architecture, and Alumni Memorial Each less than \$500,000
- Humanities Social Science \$1,300,000

The University will seek approval for the addition of any buildings to the Project Description and if the amount spent in any of the first five listed buildings is estimated to exceed \$500,000. The remaining balance of funding will be requested when additional needs are identified.

Previous Action: 03/13/2014 SBC Referred to the ESC with authority to act.

Minutes: 03/24/2014. ESC Approved a project, budget, scope, source(s) of funding and proceeding with process to select a designer.

UNIVERSITY OF TENNESSEE

Land Transaction

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

Description: Shelby County –239 Dr. M.L. King Avenue – approximately 2.19 +/- acres – Trans. No. 14-02-012

Purpose: Acquisition of property in fee and improvements. This property is in the University of Tennessee Health Science Center 1996 Master Plan as amended and will be included in the Master Plan currently being developed.

Estimated Sale Price: Fair Market Value

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

Owner(s): Memphis Food Bank

Comment: Date of last transfer: Not available
Purchase Price: Not available
Property Assessor's Value: \$679,900
Improvement square footage: approximately 31,000 sq. ft. +/-

The property is located on the southern edge of the campus. The two tracts include a parking lot and 31,000 +/- sq ft building. The property will be acquired for the land base as the urban location of the campus restricts available land for future development and expansion opportunities. In addition, the property will be used to support operations and associated activities of the Good Manufacturing Process (GMP) Facility being developed across the street.

Minutes: 03/24/2014.ESC Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire required interest, not to exceed appraised value with waiver of advertisement and one appraisal.

UNIVERSITY OF TENNESSEE

Land Transaction

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

Description: Shelby County – Excess Right of Way New Pauline Street (tax assessor ID # 018503 0001Z) – approximately 0.06 +/- acres – Trans. No. 14-02-013

Purpose: Acquisition of property in fee. This property is in the University of Tennessee Health Science Center 1996 Master Plan as amended and will be included in the Master Plan currently being developed.

Estimated Sale Price: Fair Market Value

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

Owner(s): City of Memphis

Comment: Date of last transfer: Not available
Purchase Price: Not available
Property Assessor's Value: \$17,600

A portion of the parking garage owned by the Memphis Biotech Foundation was built on this small tract that is owned by the City of Memphis. Acquisition of this parcel is needed in conjunction with the acquisition of 964 Union Avenue. The University plans to use this property for parking.

Minutes: 03/24/2014.ESC Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire required interest, not to exceed appraised value with waiver of advertisement and one appraisal.

UNIVERSITY OF TENNESSEE

Land Transaction

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

Description: Shelby County – 964 Union Avenue – approximately 2.63 +/- acres – Trans. No. 14-02-010

Purpose: Acquisition of property in fee and improvements. This property is in the University of Tennessee Health Science Center 1996 Master Plan as amended and will be included in the Master Plan currently being developed.

Estimated Sale Price: Fair Market Value

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

Owner(s): Memphis Bioworks Foundation (aka Memphis Biotech Foundation)

Comment: Date of last transfer: 8/16/2002
Purchase Price: Not available
Property Assessor's Value: \$2,600,900

This property sits on the eastern boundary of the campus and includes a four level concrete parking garage with approximately 917 spaces. The University plans to use this property for parking.

Minutes: 03/24/2014.ESC Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire required interest, not to exceed appraised value with waiver of advertisement and one appraisal.

UNIVERSITY OF TENNESSEE

Land Transaction

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

Description: Shelby County – 885 Madison Avenue – approximately 5.50 +/- acres – Trans. No. 14-02-011

Purpose: Acquisition of property in fee and improvements. This property is in the University of Tennessee Health Science Center 1996 Master Plan as amended and will be included in the Master Plan currently being developed.

Estimated Sale Price: Fair Market Value

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

Owner(s): Memphis Bioworks Foundation (aka Memphis Biotech Foundation)

Comment: Date of last transfer: 8/16/2002
Purchase Price: Not available
Property Assessor's Value: \$3,322,200
Improvement square footage: approximately 38,000 sq. ft. +/-

This property is located in the core of the campus and is undeveloped except for a pedestrian plaza and truck court. The property will be acquired for the land base as the urban location of the campus restricts available land for future development and expansion opportunities.

Minutes: 03/24/2014. ESC Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire required interest, not to exceed appraised value with waiver of advertisement and one appraisal.

UNIVERSITY OF TENNESSEE

Land Transaction

Requested Action: Approval of disposal by easement with waiver of advertisement and appraisals

Description: Knox County –11.2 +/- acres– multiple parcels, Knoxville, TN – Trans. No. 14-02-014

Purpose: Disposal by easement for construction, operation and maintenance of a gas pipeline by KUB. The permanent easement will be approximately 50' wide (11.2+/- acres) with an approximately 200' wide temporary construction easement and associated 25' wide temporary construction access easement (30.2+/- acres).

Estimated Sale Price: N/A

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

Grantee: Knoxville Utilities Board

Comment: The Knoxville Utilities Board (KUB) is constructing a new gas distribution main to serve the University of Tennessee and facilitate the conversion of the University's coal-fired steam plant to a natural gas facility. The conversion is mandated by the EPA and will reduce the University's carbon footprint and be pivotal in becoming a leader in sustainability and clean energy.

Minutes: 03/24/2014. ESC Approved disposal by easement with waiver of advertisement and appraisals.

TENNESSEE BOARD OF REGENTS

Middle Tennessee State University, Murfreesboro, Rutherford County, Tennessee

Requested Action: Approval of a project budget, scope, source(s) of funding

Project Title: Demolition – 431 Friendship Street

Project Description: Demolish the Photography Building located at 431 Friendship Street. The building contains approximately 11,872+/- square feet. The property will be used as a pedestrian mall.

SBC Number: 166/009-02-2014

Total Project Budget: \$120,000.00

Source of Funding: \$120,000.00 Plant (Non-Auxiliary) (A)

Comment: The TN Historical Commission has determined that this project will not adversely affect the State-owned resource of 50 + years and no further action is necessary.

Minutes: 03/24/2014. ESC Approved project budget, scope, source(s) of funding.

TENNESSEE BOARD OF REGENTS

Tennessee Technological University, Cookeville, Putnam, Tennessee

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

Project Title: Demolition – 821 North Willow Avenue, TTU Foundation Property

Project Description: This project provides for the demolition of the buildings located at 821 North Willow Avenue for the benefit of the TTU master plan.

SBC Number: 166/011-02-2014

Total Budget Cost: \$10,000.00

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

Comment: The THC has determined that this project will not adversely affect this State-owned resource of 50 + years and no further action is necessary.

Minutes: 03/24/2014. ESC Approved project budget, scope, source(s) of funding.

TENNESSEE WILDLIFE RESOURCES AGENCY

Land Transaction

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

Description: Maury County – 477+/- acres – New Iron Bridge Rd., Columbia, TN, Yanahili Wildlife Management Area – Trans. No. 14-02-003 (Baugh)

Purpose: Disposal by gift to Maury County Parks Department.

Estimated Price: Gift

Source of Funding: Maury County (REM fees)

Grantee: Maury County Parks and Recreation

Comment: The land will be conveyed to Maury County at no consideration. The park will be used for public purpose; namely outdoor education that provides citizens the opportunity to experience nature and history of lands along the Duck River. If the land is no longer used for public purpose, the property will revert back to the State in its original condition unless waived. Maury County will pay for REM fees and the land survey.

Date of last transfer: August 14, 2001
Original Cost to the State: \$0.00
Previous Owner: TN Valley Authority
Property Assessor's Value: \$1,000,000 (2,077 acres)
Improvements Square Footage: N/A

Minutes: 03/24/2014.ESC Approved disposal in fee with waiver of advertisement and appraisals.

DEPARTMENT OF AGRICULTURE

Land Transaction

Requested Action: Approval of disposal by easement with waiver of REM fees, advertisement and appraisals

Description: Overton County – .03+/-acres - Standing Stone State Park – Hilham, TN – Trans No. 14-02-005 (Baugh)

Purpose: Disposal by easement to the Upper Cumberland Electric Membership Corp so that the electric company can run underground services to a radio communication tower site as a part of the Interoperability project for the Department of Safety.

Estimated Price: Mutual Benefit

Grantee: Upper Cumberland Electric Membership Corp.

Comment: The agency is seeking REM fee waiver because an outside party to primarily benefit the State initiated the transaction and the agency has no revenue other than appropriations.

Date of last transfer: August 12, 1955
Original Cost to the State: \$0.00
Previous Owner: N/A
Property Assessor's value: N/A (9,294 acres)
Improvements Square Footage: N/A

Minutes: 03/24/2014.ESC Approved disposal by easement with waiver of REM fees, advertisement and appraisals.

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: Claiborne County – 300+/-acres – Carr Mountain Rd., Justin P. Wilson Cumberland Trail State Park, Speedwell, TN – Trans. No. 14-02-007 (Maxwell)

Purpose: Acquisition in fee to expand the Justin P. Wilson Cumberland Trail (JPWCT) between Woodson Gap to Carr Gap.

Estimated Price: Fair Market Value

Source of Funding: State Lands Acquisition Fund Reserve (R)
TEA-1 Viewshed (F)

Owner(s): Robert S. & Dorothy A. Dunn

Comment: Acquisition of the Dunn tract is necessary for the completion of the segment of the JPWCT. The sellers will only consider the sale of the entire parcel. The property includes overlooks of the Powell Valley, dramatic bluff line and an area that can be developed for trailhead parking, with the acquisition of the entire parcel. The length of the trail on this property will total one mile. The property will be managed out of JPWCT. No additional operating costs are anticipated with this acquisition.

Date of last transfer: April 25, 1995
Purchase Price: N/A
Property Assessor's Value: \$110,000
Improvements Square Footage: N/A

Minutes: 03/24/2014.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.

STATE BUILDING COMMISSION

Minutes of Executive Subcommittee Meeting

- 1) Approved the Minutes of the Executive Subcommittee meeting held on February 24, 2014.

Designer Selections

- 1) Acknowledged report on SBC Policy 4.01D – Standard Form of Agreement Between Owner and Designer not executed within 180 days.

Project: Security Electronics Consultant
SBC Number: 140/001-02-2013
Designer: Buford Goff & Associates
Approval date: June 24, 2013
Comment: The execution of the contract was delayed due to working out scope details with the agency and the consultant. The contract drafting is in progress and intended to be executed by May 1, 2014.

- 2) The following designer selections represent projects approved by the State Building Commission and recommended by the State Procurement Agencies. Secretary Hargett stated that, while they used the normal criteria in determining final selections including maintaining the geographical balance, current work capacity, and quality and quantity of workload over past several years, it was still primarily a process driven by the individual agencies.

a) **Motlow State Community College**
(Athletic Fields Renovation)
Total Project Budget: \$380,000.00
SBC Project No. 166/021-02-2014
Designer: **GILBERT MCLAUGHLIN CASELLA**

c) **University of Tennessee Martin**
(Accessibility Improvements)
Total Project Budget: \$760,622.00
SBC Project No. 540/000-02-2012
Designer: **LYLE COOK MARTIN
ARCHITECTS**

b) **University of Tennessee Health Science Center**
(Accessibility Improvements)
Total Project Budget: \$1,412,583.00
SBC Project No. 540/000-02-2012
Designer: **SELF+TUCKER ARCHITECTS**

d) **Department of Safety**
(TN Highway Patrol Dog Kennel)
Total Project Budget: \$470,000.00
SBC Project No. 346/003-01-2014
Designer: **MAYO ARCHITECTURE**

Submitted Reports

- 1) State Architect Peter Heimbach stated that the **Annual Crop Lease** report had been submitted by TWRA in accordance with Item 7.05(B) of the *SBC By-laws, Policy & Procedures*. However, the agency had recognized certain deficiencies in the report that were identified by the staff and requested to submit a revision to the Subcommittee next month in order to properly address those issues. The Subcommittee concurred with their request to submit a revised report at the April meeting.

Other Business

There being no further business, the meeting adjourned at 11:03 a.m.

TENNESSEE BOARD OF REGENTSLand Transaction

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

Description: Montgomery County – 0.44+/- acres – 514/524 College Street, Clarksville, TN – Trans. No. 14-03-001 (Maholland)

Purpose: Acquisition in fee to acquire property and improvements consisting of an 11,314 sq. ft. building. The building will be used for administrative and faculty offices with a long range plan for parking. This property is in Austin Peay State University's 2013 Master Plan.

Estimated Price: Fair Market Value

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

Owner(s): Madison Street Church of Christ

Comment: Date of last transfer: April 4, 1989
Purchase Price: unknown
Property Assessor's Value: \$1,623,700
Improvements Square Footage: 11,314

Minutes: 03/24/2014.ESC Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire required interest, not to exceed appraised value with waiver of advertisement and one appraisal.

TENNESSEE BOARD OF REGENTSLand Transaction

Requested Action: Approval to obtain title work, appraisal, survey, phase 1 environmental assessment and exercise option to accept as gift required interest, with waiver of advertisement and appraisals

Description: Putnam County – 0.232+/- acres – 821 North Willow Avenue, Cookeville, TN – Trans. No. 14-03-002 (Maholland)

Purpose: Acquisition in fee to acquire property and improvements consisting of a 1,012 sq. ft. house and detached garage. The buildings will be demolished for future campus expansion. This property is in Tennessee Tech University's 2010 Master Plan.

Estimated Price: Gift

Source of Funding: Plant (Auxiliary-General) (REM fees) (A)

Owner(s): TTU Foundation

Comment: Date of last transfer: July 12, 2002
Purchase Price: \$75,000
Property Assessor's Value: \$127,200
Improvements Square Footage: 1,012

Minutes: 03/24/2014.ESC Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to accept as gift required interest, with waiver of advertisement and appraisals.

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 and to utilize third party for the transaction with waiver of advertisement and one appraisal
Description:	Hickman County – 205.16+/-acres – Hwy 50 & Happy Hollow Rd., Only, TN – Trans. No. 14-02-017 (M. Berry)
Purpose:	Acquisition in fee to acquire the Happy Hollow Farm from Tennessee Parks and Greenways Foundation (TPGF) for wildlife habitat conservation, located adjacent to the Duck River.
Estimated Price:	Fair Market Value
Source of Funding:	Federal Aid in Wildlife Restoration (F) TN Parks & Greenways Foundation (O)
Owner(s):	Chad A. Collier, et al & John L. Collier, et ux
Comment:	<p>Date of last transfer: March 28, 2008 Purchase Price: \$0.00 Property Assessor's Value: \$285,700 Improvements Square Footage: N/A</p> <p>The Tennessee Parks and Greenways Foundation (TPGF) is the requested 3rd party. TPGF will give 25% reduction of the purchase price plus their due diligence costs (estimate \$2,400 for appraisal).</p> <p>The federal funding used in this purchase requires a 25% state match. TWRA is utilizing the property value of an adjacent parcel to serve as matching funds. The parcel of land used for the match is being transferred from the Department of Correction to TWRA in a separate transaction.</p> <p>No 3rd party costs are requested in excess of the appraised value.</p>
Minutes:	03/24/2014.ESC Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value and to utilize third party for the transaction with waiver of advertisement and one appraisal.

DEPARTMENT OF INTELLECTUAL AND DEVELOPMENTAL DISABILITIES

Land Transaction

Requested Action: Approval to revise the estimated sale price

Description: Shelby County – 2.0+/-acres – Lot # 3,Shelby Meadows Subdivision, Arlington, TN – Trans. No. 12-10-017 (Baugh)

Purpose: Disposal in fee to sell property.

Estimated Sale Price: Fair Market Value, not less than the original cost to the State.

Comment: Proceeds from the sale of this property will be available to the Department of Intellectual and Developmental Disabilities as authorized by TCA 12-2-117 (e). The department will use the deposited funds to repay debt incurred from the initial purchase of this property as a part of the overall project for the construction of Intermediate Care Facility homes. All proceeds in excess of the original purchase price of this property will remain in the Intellectual Disabilities Trust Fund.

Date of last transfer: August 14, 2009
 Original Cost to the State: \$39,500
 Previous Owner: Trustmark National Bank
 Property Assessor's Value: \$44,500
 Improvements Square Footage: Vacant land

Previous Action: 01/20/2009 ESC Approval to purchase the property for construction of a four bedroom group home. Trans. No. 08-12-023.
 11/19/2012 ESC Approved disposal in fee with waiver of one appraisal.

Minutes: 03/24/2014. ESC Approved revision in the estimated sale price.

DEPARTMENT OF INTELLECTUAL AND DEVELOPMENTAL DISABILITIES

Land Transaction

Requested Action: Approval to revise the estimated sale price

Description: Shelby County – 2.0+/-acres – Lot # 5, Shelby Meadows Subdivision, Arlington, TN – Trans. No. 12-10-018 (Baugh)

Purpose: Disposal in fee to sell property.

Estimated Sale Price: Fair Market Value, not less than the original cost to the State

Comment: Proceeds from the sale of this property will be available to the Department of Intellectual and Developmental Disabilities as authorized by TCA 12-2-117 (e). The department will use the deposited funds to repay debt incurred from the initial purchase of this property as a part of the overall project for the construction of Intermediate Care Facility homes. All proceeds in excess of the original purchase price of this property will remain in the Intellectual Disabilities Trust Fund.

Date of last transfer: August 14, 2009
 Original Cost to the State: \$38,900
 Previous Owner: Trustmark National Bank
 Property Assessor's Value: \$44,500
 Improvements Square Footage: Vacant land

Previous Action: 01/20/2009 ESC Approval to purchase the property for construction of a four bedroom group home. Trans. No. 08-12-022.
 11/19/2012 ESC Approved disposal in fee with waiver of one appraisal.

Minutes: 03/24/2014. ESC Approved revision in the estimated sale price.

DEPARTMENT OF INTELLECTUAL AND DEVELOPMENTAL DISABILITIES

Land Transaction

Requested Action: Approval to revise the estimated sale price

Description: Shelby County – 2.16+/-acres – Lot # 12 Shelby Meadows Subdivision, Arlington, TN
– Trans. No. 12-10-019 (Baugh)

Purpose: Disposal in fee to sell property.

Estimated Sale Price: Fair Market Value, not less than the original cost to the State

Comment: Proceeds from the sale of this property will be available to the Department of Intellectual and Developmental Disabilities as authorized by TCA 12-2-117 (e). The department will use the deposited funds to repay debt incurred from the initial purchase of this property as a part of the overall project for the construction of 1 Intermediate Care Facility homes. All proceeds in excess of the original purchase price of this property will remain in the Intellectual Disabilities Trust Fund.

Date of last transfer: August 14, 2009
Original Cost to the State: \$32,500
Previous Owner: Trustmark National Bank
Property Assessor's Value: \$46,700
Improvements Square Footage: Vacant land

Previous Action: 01/20/2009 ESC Approval to purchase the property for construction of a four bedroom group home. Trans. No. 08-12-020.
11/19/2012 ESC Approved disposal in fee with waiver of one appraisal.

Minutes: 03/24/2014. ESC Approved revision in the estimated sale price.

DEPARTMENT OF INTELLECTUAL AND DEVELOPMENTAL DISABILITIES

Land Transaction

Requested Action: Approval to revise the estimated sale price

Description: Shelby County – 2.0+/-acres – Lot # 17 Shelby Meadows Subdivision, Arlington, TN
– Trans. No. 12-10-020 (Baugh)

Purpose: Disposal in fee to sell property.

Estimated Sale Price: Fair Market Value, not less than the original cost to the State

Comment: Proceeds from the sale of this property will be available to the Department of Intellectual and Developmental Disabilities as authorized by TCA 12-2-117 (e). The department will use the deposited funds to repay debt incurred from the initial purchase of this property as a part of the overall project for the construction of Intermediate Care Facility homes. All proceeds in excess of the original purchase price of this property will remain in the Intellectual Disabilities Trust Fund.

Date of last transfer: August 26, 2009
Original Cost to the State: \$39,500
Previous Owner: Trustmark National Bank
Property Assessor's Value: \$44,500
Improvements Square Footage: Vacant land

Previous Action: 01/20/2009 ESC Approval to purchase the property for construction of a four bedroom group home. Trans. No. 08-12-024.
11/19/2012 ESC Approved disposal in fee with waiver of one appraisal.

Minutes: 03/24/2014. ESC Approved revision in the estimated sale price.

DEPARTMENT OF INTELLECTUAL AND DEVELOPMENTAL DISABILITIES

Land Transaction

Requested Action: Approval to revise estimated sale price

Description: Shelby County – 2.18+/-acres – Lot # 13 Shelby Meadows Subdivision, Arlington, TN
– Trans. No. 12-10-021 (Baugh)

Purpose: Disposal in fee to sell property.

Estimated Sale Price: Fair Market Value, not less than the original cost to the State

Comment: Proceeds from the sale of this property will be available to the Department of Intellectual and Developmental Disabilities as authorized by TCA 12-2-117 (e). The department will use the deposited funds to repay debt incurred from the initial purchase of this property as a part of the overall project for the construction of Intermediate Care Facility homes. All proceeds in excess of the original purchase price of this property will remain in the Intellectual Disabilities Trust Fund.

Date of last transfer: August 146, 2009
Original Cost to the State: \$32,500
Previous Owner: Trustmark National Bank
Property Assessor's value: \$47,000
Improvements Square Footage: Vacant land

Previous Action: 01/20/2009 ESC Approval to purchase the property for construction of a four bedroom group home. Trans. No. 08-12-021.
11/19/2012 ESC Approved disposal in fee with waiver of one appraisal.

Minutes: 03/24/2014. ESC Approved revision in the estimated sale price.

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Land Transaction

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

Description: Hamblen County – 0.02+/-acres – Panther Creek State Park, Morristown, TN – Trans. No. 14-02-009 (Baugh)

Purpose: Disposal in fee of a portion of the property to the grantee.

Estimated Price: Fair Market Value

Grantee: Larry Carter

Comment: The disposal will resolve an encroachment of an existing driveway. Mr. Carter established a driveway on this property prior to the State acquiring the property. Mr. Carter agrees to pay for all due diligence and associated closing costs for this property.

Date of last transfer: August 31, 1967
 Original Cost to the State: \$25
 Previous Owner: Tennessee Valley Authority
 Property Assessor's value: \$0.00 (474.50 acres)
 Improvements Square Footage: N/A

Minutes: 03/24/2014. ESC Approved disposal in fee 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 accept as gift, with waiver of advertisement and appraisals

Description: Shelby County – 1.80+/-acres – T.O. Fuller State Park, Memphis, TN – Trans. No. 14-02-008 (Maxwell)

Purpose: Acquisition by gift.

Estimated Price: Gift

Source of Funding: 13/14 State Lands Acquisition Fund (REM fees) (A)

Owner(s): U.S. Corps of Engineers

Comment: The U.S. Corps of Engineers has offered this surplus tract to the State for use at T.O. Fuller State Park.

Date of last transfer: Not available
Purchase Price: Not available
Property Assessor's Value: \$15,000
Improvements Square Footage: N/A

Minutes: 03/24/2014.ESC Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and accept as gift, with waiver of advertisement and appraisals.

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 to utilize third party for the transaction with waiver of advertisement and one appraisal

Description: Fentress County – 43.0+/-acres – Pogue Creek State Natural Area, Jamestown, TN – Trans. No. 14-02-006 (Maxwell)

Purpose: Acquisition in fee to acquire a tract which will provide area access from Blackhouse Mountain Rd. that will connect the hiking trail at Pickett State Park to the State forest.

Estimated Price: Fair Market Value

Source of Funding: 13/14 State Lands Acquisition Fund (A)
TN Parks & Greenways Foundation (O)

Owner(s): Doyle A. Newburry & Ronald Bicknese

Comment: The Tennessee Parks and Greenways Foundation (TPGF) is the requested 3rd party. The purchase of this tract will allow TPGF to sell to the State at an estimated reduced price of the Fair Market Value. No additional operating costs are associated with this acquisition.

No 3rd party costs are requested in excess of the appraised value.

Date of last transfer: October 26, 1998

Purchase Price: \$35,000

Property Assessor's Value: \$86,000

Improvements Square Footage: N/A

Minutes: 03/24/2014.ESC Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value and to utilize third party for the transaction 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: Fentress County – 25.37+/-acres – Pogue Creek State Natural Area, Jamestown, TN – Trans. No. 14-03-006 (Maxwell)

Purpose: Acquisition in fee to acquire a tract which will provide area access from Blackhouse Mountain Rd. that will connect the hiking trail at Pickett State Park to the State forest.

Estimated Price: Fair Market Value

Source of Funding: 13/14 State Lands Acquisition Fund (A)
TN Parks & Greenways Foundation (O)

Owner(s): TN Parks & Greenways Foundation (TPGF)

Comment: TPGF will sell to the State at an estimated reduced price of the Fair Market Value. No additional operating costs are associated with this acquisition.

Date of last transfer: April 10, 2013
Purchase Price: \$0.00
Property Assessor's Value: \$63,400
Improvements Square Footage: N/A

Minutes: 03/24/2014.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 GENERAL SERVICESLand Transaction

Requested Action: Approval of disposal in fee and to seek lease proposals with waiver of one appraisal

Description: Shelby County – 1.47+/-acres - 346 St. Paul Ave., Clovernook Center for the Blind, Memphis, TN – Trans. No. 13-06-003 (Baugh)

Purpose: Disposal by either sale or lease.

Estimated Price: Fair Market Value or Fair Market annual rent

Source of Funding: Department of General Services (REM fees) (A)

Comment: The State has title to the property pursuant to the reversionary clause. Jurisdiction over the property was then transferred from Dept. of Human Services to Dept. of General Services (DGS). DGS doesn't have a current use for the property and desires to dispose of the property in a manner most expedient to the State.

Date of last transfer: January 22, 2014
 Original Cost to the State: \$0.00
 Previous Owner: Clovernook Center for the Blind
 Property Assessor's Value: \$101,900
 Improvements Square Footage: 44,713

Previous Action: 06/24/2013 ESC Approved obtaining title work, phase 1 assessment and exercise reversion rights with waiver of advertisement & appraisals.

Minutes: 03/24/2014. ESC Approved disposal in fee and to seek lease proposals with waiver of one appraisal.

Approved:



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