

MINUTES
STATE BUILDING COMMISSION
Executive Subcommittee
March 23, 2015

The State Building Commission Executive Subcommittee met this day at 11:00 a.m. in House Hearing Room 30, Legislative Plaza, Nashville, Tennessee with the following members and Departments present. Commissioner Martin called the meeting to order at 11:01 a.m. and requested action on the following matters as presented by State Architect Peter Heimbach.

MEMBERS PRESENT

Larry Martin, Commissioner, Department of Finance and Administration
Tre Hargett, Secretary of State
Justin Wilson, Comptroller of the Treasury

MEMBERS ABSENT

David Lillard, State Treasurer

ORGANIZATION

- Tennessee Board of Regents
- Department of Transportation
- Department of Environment and Conservation
- Department of General Services
- State Building Commission

PRESENTER

Dick Tracy
Charles King
David Benton / Max Fleischer
John Hull
Peter Heimbach

CONSENT AGENDA

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

- A. Agency: **University of Tennessee Health Science Center – Shelby County**
Transaction: Acquisition – Fee (Purchase)
Provision: Waiver of advertisement and one appraisal

- B. Agency: **University of Tennessee Health Science Center – Shelby County**
Transaction: Acquisition – Fee (Purchase)
Provision: Waiver of advertisement and one appraisal

- C. Agency: **Tennessee Board of Regents – Williamson County**
Transaction: Disposal – Fee

- D. Agency: **Tennessee Board of Regents – Knox County**
Transaction: Disposal – Easement (Access & Utility)
Provision: Waiver of advertisement and one appraisal

- E. Agency: **Department of Intellectual & Developmental Disabilities – Davidson County**
Transaction: Disposal – Easement (Access & Utility)
Provision: Waiver of advertisement and one appraisal

- F. Agency: **Department of Intellectual & Developmental Disabilities – Washington County**
Transaction: Acquisition – Fee (Purchase)
Provision: Waiver of advertisement and one appraisal

- G. Agency: **Tennessee Wildlife Resources Agency – Shelby & Fayette Counties**
Transaction: Acquisition – Fee (Third Party)
Provision: Waiver of advertisement and one appraisal

- H. Agency: **Tennessee Wildlife Resources Agency – Chester County**
Transaction: Acquisition – Fee (Third Party)
Provision: Waiver of advertisement and one appraisal

- I. Agency: **Tennessee Wildlife Resources Agency – Weakley County**
Transaction: Acquisition – Fee (Gift)
Provision: Waiver of advertisement and appraisals

- J. Agency: **Tennessee Wildlife Resources Agency – Gibson County**
Transaction: Acquisition – Fee (Purchase)
Provision: Waiver of advertisement and one appraisal

TENNESSEE BOARD OF REGENTS

East Tennessee State University, Johnson City, Washington County, Tennessee

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

Project Title: Demolition - Two Buildings

Project Description: This project provides for the demolition at 209 and 241 Nancy Dishner Lane in Johnson City, Tennessee in accordance with ETSU's 2014 Master Plan.

SBC Number: 166/005-01-2015

Total Project Budget: \$29,500.00

Source of Funding: \$29,500.00 Plant (Non-Auxiliary) (A)

Comment: The buildings were acquired in 1964 and 1965 and are used as administrative offices for the Center for Community Outreach and Rural Health Development. The buildings are scheduled for removal as part of the building site for the new football stadium. 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: 03/23/2015 ESC Approved a 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(s) of funding

Project Title: Demolition - 204 North Baird Lane

Project Description: This project provides for the demolition at 204 North Baird Lane in Murfreesboro, Tennessee in accordance with MTSU's 2008 Master Plan.

SBC Number: 166/009-02-2015

Total Project Budget: \$40,000.00

Source of Funding: \$40,000.00 Plant (Non-Auxiliary) (A)

Comment: The building was acquired in 1969 and previously used for administrative offices for the Budget Office, now located in the Cope Building. The property will be used as green space. 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: 03/23/2015 ESC Approved a project, budget, scope and source of funding.

TENNESSEE BOARD OF REGENTS

Acquisition – Fee (Purchase)

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

Transaction Description: Transaction No. 15-01-002 (Maholland)
• **Location:** Roane State Community College
Roane County – 66+/- acres – Patton Lane – Harriman, Tennessee
• **Owner(s):** Sherman Frank Burgess
• **Estimated Purchase Price:** Fair Market Value
• **Source of Funding:** Plant (Non-Auxiliary) (A)

Comment: The land acquisition plan for RSCC was revised and approved by THEC on January 7, 2015 to accommodate this purchase. The property is adjacent to RSCC main's campus and will be used for future expansion.

Date of Last Transfer: June 16, 2010
Purchase Price: \$267,012
Property Assessor's Value: \$580,100
Square Footage Improvements: n/a

Minutes: 03/23/2015 Comptroller Wilson asked if THEC had signed off on this acquisition and if it was part of the master plan. Dick Tracy responded that THEC had signed off, and that they were in the process of beginning a new master plan. Subcommittee approved obtaining title work, appraisal, survey, environmental assessment and exercise option to acquire, not to exceed fair market value, with waiver of advertisement and one appraisal.

TENNESSEE BOARD OF REGENTS

Acquisition – Lease (Space)

Requested Action: Approval of a lease

Transaction Description: Transaction No. 15-03-906 (Baltz)

● **Proposed Lease**

- **Location:** Walters State Community College
Hamblen County – 215 S. Liberty Hill Road, Morristown, TN
- **Landlord:** Investment Properties Partnership
- **Term:** June 15, 2015 thru June 14, 2025
- **Area / Costs:** 10,446 Square Feet

Annual 10-Year Average Contract Rent	\$ 94,014.00	\$ 9.00/sf
Estimated Annual Utility Cost	18,280.50	1.75/sf
Estimated Annual Janitorial Cost	11,490.60	1.10/sf
Total Annual Effective Cost	\$123,785.10	\$11.85/sf

● **Current Lease**

- **Location:** Hamblen County - 6057 West Andrew Johnson Highway, Talbott, TN
- **Landlord:** East Tennessee Property Development LLC
- **Term:** June 15, 2010 thru June 14, 2015
- **Area / Costs:** 11,693 Square Feet

Annual Contract Rent	\$ 92,649.76	\$ 7.92/sf
Estimated Utilities Cost	20,462.75	1.75/sf
Estimated Janitorial Cost	12,862.30	1.10/sf
Total Annual Effective Cost	\$125,974.81	\$10.77/sf

- **Source of Funding:** Workforce Investment Act (WIA) Grant (F)
- **Procurement Method:** RFP on ESC approved form
- **FRF Rate:** \$14.00 (for reference only)

Comment: To provide office, training and related space for the Walters State Community College Workforce Investment Act (WIA) Tennessee Comprehensive Career Center. Chancellor Morgan has recommended the second low proposal.

Minutes: 03/23/2015 Approved a lease.

TENNESSEE BOARD OF REGENTS

Procurement

Requested Action: Approval to issue a Request for Site Selection Information

Location: Davidson County

Comment: Nashville State Community College has determined a need to expand their programs for future growth in Madison, Tennessee.

Minutes: 03/23/2015 Comptroller Wilson said he wanted to make sure what this request does, and that the ESC was not approving anything further than the release of an RFI. Dick Tracy stated that they were asking for approval of an RFI to gather information on potential sites and would bring responses back to this body for approval of the actual site. Secretary Hargett asked how this fits in the master plan at Nashville State. Mr. Tracy responded that this was not identified in the current master plan, but they are in the process of issuing an RFP for a master planner, which was previously approved by the Building Commission, and are hoping to get that out in the next 60 days. He said that the first part they're going to look at is the acquisition and expansion areas in East Davidson County.

Secretary Hargett stated that this is the one community college in the state that does not have a current master plan. He pointed out that, typically, whenever community colleges in the state try to expand a satellite campus, the local governments play a role in whatever occurs, and he wants to continue that expectation. Mr. Tracy said he believed the campus has been in discussion with Metro about helping them to fund this center, and thinks they're looking at Metro providing funding for the operations side. He said the campus will continue to discuss that with Metro and that he can report back to this body on the results of that discussion. Secretary Hargett thanked him and asked that he please pass on his thoughts to Nashville State.

Commissioner Martin stated that he had a good conversation with TBR, the campus and the State Architect, and agreed with the Comptroller and Secretary regarding the necessity of having a master plan and local government participation in expansion campuses. Comptroller Wilson restated that their approval was for the gathering of information only and that this was not an approval of any acquisition, nor should it be assumed that by approving the release of this RFI that the Building Commission will approve a request to purchase a property based on the results of the RFI. The motion was made to approve issuing a Request for Site Selection Information, properly seconded, and carried.

DEPARTMENT OF TRANSPORTATION

Region 3, Nashville, Davidson County, Tennessee

Requested Action: Approval of a revision in project budget and sources(s) of funding in order to award a contract

Project Title: Chiller Replacement

Project Description: Remove and replace the two existing chillers at the TDOT Region 3 Headquarters including piping and insulation. Project to include all related work.

SBC Number: 243/020-01-2014

Total Project Budget: \$630,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$580,000.00	\$50,000.00	\$630,000.00	TDOT Operational Funds (A)
Original Project Budget:	\$580,000.00			
Change in Funding:		\$50,000.00		
Revised Project Budget:			\$630,000.00	

Comment: Ten bids were received on February 24, 2015. An increase in funding is needed to award a contract to Advanced Mechanical Contractors for the base bid only. There will be no additional designer fees.

Previous Action: 08/21/2014 SBC Approved project
08/28/2014 ESC Selected designer (Kurzynske & Associates)
03/12/2015 SBC Referred to ESC with authority to act

Minutes: 03/23/2015 ESC Approved a revision in project budget and source of funding in order to award a contract.

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

T.O. Fuller State Park, Memphis, Shelby County, Tennessee

Requested Action: Approval of a revision in project budget and sources(s) of funding in order to award a contract

Project Title: New Recreational Splash Pad

Project Description: Demolish an existing "baby pool" and construct 4 to 6 replacement splash pads. The baby pool was not functioning and too costly to repair. Design services will be through an in-house consultant. Construction/installation through a Statewide procurement.

SBC Number: 126/093-01-2012

Total Project Budget: \$168,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 70,000.00	\$ 0.00	\$70,000.00	2011	LWCF Grant (Federal)	(F)
	70,000.00	0.00	70,000.00	12/13	State Parks OpFunds	(A)
	0.00	28,000.00	28,000.00	06/07	CurrFund-CapImprov	(R)
Original Project Budget:	\$140,000.00					
Change in Funding:		\$28,000.00				
Revised Project Budget:			\$168,000.00			

Comment: One bid was received on February 26, 2015. An increase in funding is needed to award a contract to Barnes & Brower, Inc. for the base bid only. There will be no additional designer fees.

Previous Action: 12/13/2012 SBC Approved project
03/12/2015 SBC Referred to ESC with authority to act

Minutes: 03/23/2015 ESC Approved a revision in project budget and sources(s) of funding in order to award a contract.

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Disposal – Lease (Land)

Requested Action: Approval to release a Request for Proposal

Transaction Description: Transaction No. 14-10-023 (Maxwell)
● **Location:** Henry County – Paris Landing State Park
● **Rent:** To be determined by RFP
● **Term:** 10 years with a 10 year renewal
● **Source of Funding** 14/15 State Parks Operations (REM fees) (A)

Comment: Release of an RFP pursuant to which the State will enter into a lease with the best evaluated proposer for the construction and operation of an Aerial Adventure Course and a Watercraft Rental Concession tourism attraction. This will be the second Aerial Adventure Course. The first operation was at Falls Creek Falls and has proven to be successful.

Appraisals are not necessary because the RFP will result in a competitive revenue procurement. The lessee will be required to follow SBC procedures for construction on State property.

Minutes: 03/23/2015 Approved releasing a Request for Proposal.

DEPARTMENT OF GENERAL SERVICES

Acquisition - Lease Amendment

Requested Action: Approval of an amendment to the lease

Transaction Description: Transaction No. 13-01-951-A (Floyd)

- **Proposed Amendment**

- **Area / Costs:** **85,780 Total Rentable Square Feet**
- Average Annual Rent: Cost includes: \$1,583,145.66 @ 18.35/sf
- Janitorial Services:
- Average Annual Utility Cost: \$ 119,234.20 @ 1.39/sf
- Average Annual Total Cost: \$1,702,379.86 @19.74/sf

- **Current Lease**

- **Location:** Hamilton County – 5600 Brainerd Rd, Chattanooga, TN
- **Landlord:** East Nooga, LLC
- **Term:** 15 years – June 1, 2014 through May 31, 2029
- **Area / Costs:** **81,267 Rentable Square Feet**
- Average Annual Rent Cost Includes: \$1,565,597.90 @19.27/sf
- Janitorial Services
- Average Annual Utility Cost: \$ 112,430.45 @\$1.39/sf
- Average Annual Total Cost: \$1,678,028.00 @20.65/sf

- **Source of Funding:** FRF Operating Funds

- **FRF Rate:** \$18.00

Comment: There are no changes to the terms and conditions of the lease. The additional square footage represents the final Building Owners Management Association's calculation of the space. Additionally, the rent has been reduced to amortize the total amount of unused allowances over the remaining term of the lease.

As a result of this amendment, the Jones Lang LaSalle commission amount increases from \$767,066 to \$774,924.94 and the rebate to the State increases from \$110,913 to \$112,484.54.

Previous Action: 04/22/2013 Subcommittee deferred request to a special called meeting
04/25/2013 Approved lease RFP utilizing qualifications based selection for Memphis, Nashville, Chattanooga & Knoxville.
09/06/2013 Approved lease agreement with East Nooga, LLC

Minutes: 03/23/2015 Approved an amendment to the lease.

STATE BUILDING COMMISSION

Minutes of Executive Subcommittee Meeting

- 1) Approved the Minutes of the Executive Subcommittee meeting held on February 23, 2015.

Designer Selections

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.

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|---|---|
| <ol style="list-style-type: none">1) Tennessee Technological University
(Residence Halls Roof Replacement)
Total Project Budget: \$750,000
SBC Project No. 166/011-03-2015
Designer: LYLE COOK MARTIN ARCHITECTS2) University of Tennessee Knoxville
(Lab Renovations)
Total Project Budget: \$11,000,000
SBC Project No. 540/009-04-2012
Designer: SMEE+BUSBY / I C THOMASSON3) Department of Children's Services
(Agency Consultant – Statewide)
Total Project Budget: \$30,000
SBC Project No. 144/000-01-2014
Designer: ALLEN & HOSHALL | <ol style="list-style-type: none">4) Dept of Intellectual & Developmental Disabilities
(Community Homes)
Total Project Budget: \$12,000,000
SBC Project No. 346/000-01-2015
Designer: KEN ROSS ARCHITECTS5) Bledsoe County Correctional Complex
(Dairy Operations Improvement)
Total Project Budget: \$900,000
SBC Project No. 142/013-01-2014
Designer: BULLOCK SMITH & PARTNERS6) TN Prison for Women / Turney Center
(Water Management System Upgrade, Phase 1)
Total Project Budget: \$1,500,000
SBC Project No. 140/001-08-2013
Designer: I C THOMASSON ASSOCIATES |
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Other Business

There being no other business, the meeting adjourned at 11:13 a.m.

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UNIVERSITY OF TENNESSEEAcquisition – Fee (Purchase)

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

Transaction Description: Transaction No. 15-03-002 (Maholland)
 • **Location:** University of Tennessee Health Science Center
 Shelby County –0.81 +/- acres – 20 Dudley Street – Memphis, TN
 • **Owner(s):** Memphis Biotech Foundation
 • **Estimated Purchase Price:** Fair Market Value
 • **Source of Funding:** Plant (Non-Auxiliary) (A)

Comment: The land acquisition plan for the University of Tennessee Health Science Center was revised and approved by THEC to accommodate this purchase on March 9, 2015. The property will be used for parking and for the control and future use of the land base.

Date of Last Transfer: September 12, 2002
 Purchase Price: Gift
 Property Assessor's Value: \$3,524,400
 Square Footage Improvements: 85,000

Minutes: 03/23/2015 Approved obtaining title work, appraisal, survey, and environmental assessment, and to exercise option to acquire interest, not to exceed fair market value, with waiver of advertisement and one appraisal.

UNIVERSITY OF TENNESSEE

Acquisition – Fee (Purchase)

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

Transaction Description: Transaction No. 15-03-003 (Maholland)

- **Location:** University of Tennessee Health Science Center
Shelby County – 0.88 +/- acres – 45 Dudley Street – Memphis, TN
- **Owner(s):** The Industrial Development Board of the City of Memphis and County of Shelby, Tennessee
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** Plant (Non-Auxiliary) (A)

Comment: The land acquisition plan for the University of Tennessee Health Science Center was revised and approved by THEC to accommodate this purchase on March 9, 2015. The property will be used as vivarium and office space.

Date of Last Transfer: October 25, 2011
Purchase Price: Unknown
Property Assessor’s Value: \$6,155,400
Square Footage Improvements: 38,000

Minutes: 03/23/2015 Approved obtaining title work, appraisal, survey, and environmental assessment, and to exercise option to acquire interest, not to exceed fair market value, with waiver of advertisement and one appraisal.

TENNESSEE BOARD OF REGENTSDisposal – Fee

Requested Action: **Approval of disposal in fee**

Transaction Description: Transaction No. 12-10-009 (Frank Baugh)
 ● **Location:** Columbia State Community College
 Williamson County – 7.94+/- acres – 104 Claude Yates Drive
 ● **Estimated Sale Price:** Fair Market Value

Comment: The new Williamson County Center Relocation project (SBC No. 166/015-01-2012) is currently under construction; completion is anticipated late 2015. The current Williamson County Center (aka Yates Center) will be surplus property. The sale proceeds from the Yates Center will be used in the new Williamson County Center Relocation project.

Date of Last Transfer: June 28, 1994
 Previous Owner: Williamson County Board of Education
 Original Cost to State: Gift
 Square Footage Improvements: 50,316

Minutes: 03/23/2015 Approved disposal in fee.

TENNESSEE BOARD OF REGENTS

Disposal – Easement (Access & Utility)

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

Transaction Description: Transaction No.15-02-008 (Frank Baugh)

- **Location:** Pellissippi State Community College
Knox County – 10’ wide (0.062 acres) temporary construction easement and a 15’ wide (0.083 acres) permanent utility and access easement – 2304 and 2435 Solway Road – Knoxville, TN
- **Grantee:** West Knox Utility District
- **Estimated Sale Price:** Fair Market Value

Comment: West Knox Utility District (WKUD) is installing a new 8” sanitary sewer force main along Hardin Valley Road to improve their sanitary service within Hardin Valley. The easements will not adversely affect PSCC’s property.

Date of Last Transfer: July 10, 1984
 Original Cost to State \$330,000 (16.99+/- acres)

Minutes: 03/23/2015 Approved disposal by easement with waiver of advertisement and one appraisal.

DEPARTMENT OF INTELLECTUAL AND DEVELOPMENTAL DISABILITIES

Disposal – Easement (Access & Utility)

Requested Action:	Approval of disposal by easement with waiver of advertisement and one appraisal
Transaction Description:	Transaction No. 14-09-016 (Baugh)
<ul style="list-style-type: none"> ● Location: ● Grantee: ● Estimated Sale Price: ● Source of Funding: 	Davidson County – 0.207+/-acres – 3209 Earhart Rd., Hermitage, TN Eric Blouin Fair Market Value Eric Blouin (O)
Comment:	Disposal of land for which the agency has no use, to adjacent landowner who has no road frontage. The easement will allow the landowner to use the existing utilities to construct a new home. Proceeds from the sale of the easement will be deposited into an Intellectual Disabilities Trust Fund pursuant to TCA 12-2-117. Date of Last Transfer: February 8, 2013 Original Cost to State \$219,500 (whole tract)
Minutes:	03/23/2015 Approved disposal by easement with waiver of advertisement and one appraisal.

DEPARTMENT OF INTELLECTUAL AND DEVELOPMENTAL DISABILITIES

Acquisition – Fee (Purchase)

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

Transaction Description: Transaction No. 15-02-010 (Berry)

- **Location:** Washington County – 6.45+/-acres - 200 Quarry Rd., Johnson City, TN
- **Owner(s):** Peter A. Paduch & Ben A. Paduch, Jr.
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** 10/11 Current Funds Capital Improvement (A) (SBC # 346/000-01-2015)

Comment: The facility will operate as a four person respite program as required in the exit plan of the Clover Bottom settlement. The agency anticipates a total project cost of \$600,000 for this property.

Date of Last Transfer: September 27, 1989
 Purchase Price: \$15,000
 Property Assessor's Value: \$193,400
 Square Footage Improvements: 4,880

Minutes: 03/23/2015 Approved obtaining title work, appraisal, survey, and environmental assessment, and to exercise option to acquire, not to exceed fair market value, with waiver of advertisement and one appraisal.

TENNESSEE WILDLIFE RESOURCES AGENCY

Acquisition – Fee (Third Party)

Requested Action: Approval to obtain title work, appraisal, survey, and environmental assessment; to exercise option to acquire, not to exceed fair market value; and to utilize third party with waiver of advertisement and one appraisal

Transaction Description: Transaction No. 15-02-006 (Berry)

- **Location:** Shelby & Fayette Counties – 194+/-acres – Fletcher Dr., Somerville, TN & Collierville-Arlington Rd., Memphis, TN
- **Owner(s):** Triple Z Development Inc.
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** 14/15 Wetlands Acquisition Fund (A)
- **Third Party:** Wolf River Conservancy

Comment: The property is on the wetlands priority list and is adjacent to the Wolf River Wildlife Management Area. Utilization of the third party is requested because of the need to close more quickly than would be possible under the State process. No additional third party costs are requested as part of this transaction. No additional operating costs are anticipated with this transaction.

Date of Last Transfer:	June 20, 2011
Purchase Price:	\$0.00
Property Assessor's Value:	\$14,100 (7.00 acres) Fayette County
Square Footage Improvements:	None

Date of Last Transfer:	June 20, 2011
Purchase Price:	\$0.00
Property Assessor's Value:	\$124,600 (217.96 acres) Shelby County
Square Footage Improvements:	None

Minutes: 03/23/2015 Approved obtaining title work, appraisal, survey, and environmental assessment; to exercise option to acquire, not to exceed fair market value; and to utilize third party with waiver of advertisement and one appraisal.

TENNESSEE WILDLIFE RESOURCES AGENCY

Acquisition – Fee (Third Party)

Requested Action: Approval to obtain title work, appraisal, survey, and environmental assessment; to exercise option to acquire, not to exceed fair market value; and to utilize third party with waiver of advertisement and one appraisal

Transaction Description: Transaction No. 15-02-004 (Berry)

- **Location:** Chester County – 178.10+/-acres – Jackson Creek, Henderson, TN
- **Owner(s):** Richard O’Neal Naquin
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** 14/15 Wetlands Acquisition Fund (A)
- **Third Party:** The Conservation Fund

Comment: The property is on the wetlands priority list and is contiguous to the Forked Deer River. Utilization of the third party is requested because of the need to close more quickly than would be possible under the State process and to take advantage of a discounted purchase price. No additional operating costs are anticipated with this transaction.

Date of Last Transfer: January 27, 1978
Purchase Price: n/a
Property Assessor’s Value: \$110,400
Square Footage Improvements: None

Minutes: 03/23/2015 Approved obtaining title work, appraisal, survey, and environmental assessment; to exercise option to acquire, not to exceed fair market value; and to utilize third party with waiver of advertisement and one appraisal.

TENNESSEE WILDLIFE RESOURCES AGENCY

Acquisition – Fee (Gift)

Requested Action: Approval to obtain title work, survey, and environmental assessment, and to accept as gift the required interest, with waiver of advertisement and appraisals

Transaction Description: Transaction No. 15-02-005 (Berry)

- Location: Weakley County – 78.82+/-acres (two tracts) - White Clay Rd., Dresden, TN
- Owner(s): U.S. Army Corps of Engineers
- Estimated Purchase Price: Gift
- Source of Funding: U.S. Army Corps of Engineers (REM fees)

Comment: The property is being given to State to settle a lawsuit. This tract was inadvertently omitted in the previous conveyance. The property is on the wetlands priority list and will be an enhancement to the Obion River Wildlife Management Area. No additional operating costs are anticipated with this transaction.

Date of Last Transfer: May 24, 1993
Purchase Price: \$0.00
Property Assessor's Value: n/a (37.82 acres)
Square Footage Improvements: n/a

Date of Last Transfer: Unknown
Purchase Price: Unknown
Property Assessor's Value: Unknown (41.4 acres)
Square Footage Improvements: n/a

Minutes: 03/23/2015 Approved obtaining title work, survey, and environmental assessment, and to accept as gift the required interest, with waiver of advertisement and appraisals.

TENNESSEE WILDLIFE RESOURCES AGENCY

Acquisition – Fee (Purchase)

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

Transaction Description: Transaction No. 15-02-003 (Berry)

- **Location:** Gibson County – 96.00+/-acres – Manus Road & State Route 186 North River, Trenton, TN
- **Owner(s):** Mary Ann Bass
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** 14/15 Wetlands Acquisition Fund (A)

Comment: The property is on the wetlands priority list and contiguous to the Parker Branch Wildlife Management Area. No additional operating costs are anticipated with this transaction.

Date of Last Transfer:	May 21, 2009
Purchase Price:	n/a
Property Assessor's Value:	\$41,700 (48.00 acres)
Square Footage Improvements:	n/a

Date of Last Transfer:	May 21,2009
Purchase Price:	n/a
Property Assessor's Value:	\$83,500 (47.50 acres)
Square Footage Improvements:	n/a

Minutes: 03/23/2015 Approved obtaining title work, appraisal, survey, and environmental assessment, and to exercise option to acquire, not to exceed fair market value, with waiver of advertisement and one appraisal.

Approved:



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