The State Building Commission Executive Subcommittee met this day at 10:30 a.m. in House Hearing Room 30, Legislative Plaza, Nashville, Tennessee. Commissioner Larry Martin called the meeting to order at 10:35 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
Ann McGauran, Department of General Services
Terry Mason, Comptroller’s Office
Jonathan Rummel, Secretary of State’s Office
Bruce Davis, Legislative Budget Office
Joy Harris, Treasurer’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
Steve Berry, Department of General Services
Kimberly Lamb, Department of General Services
Lauren Ridenour, Department of Finance and Administration
Colonel Brad Bishop, Military Department
Ralph Brown, Military Department
Dick Tracy, Tennessee Board of Regents
Phillip McEwen, Department of Children’s Services
Blake Fontenay, Constitutional Officers
Denise Miller, Department of General Services
Bill Phillips, Winthrow Phillips Group
Crystall Collins, THEC
Mary Johnson, Michael Brady, Inc.
Chuck Welch, Michael Brady, Inc.
CONSENT AGENDA

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

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

B. Agency: Tennessee Wildlife Resources Agency – Lawrence County
   Transaction: Disposal by easement
   Provision: Waiver of advertisement and appraisals

C. Agency: Department of Environment and Conservation – Wilson County
   Transaction: Acquisition in fee
   Provision: Waiver of advertisement and one appraisal

D. Agency: Department of Environment and Conservation – Hamilton County
   Transaction: Acquisition in fee
   Provision: Utilize third party with waiver of advertisement and appraisals

E. Agency: Department of Environment and Conservation – Maury County
   Transaction: Acquisition in fee
   Provision: Waiver of advertisement and one appraisal

F. Agency: Department of Environment and Conservation – Sumner County
   Transaction: Acquisition in fee
   Provision: Waiver of advertisement and one appraisal

G. Agency: Department of Environment and Conservation – Putnam County
   Transaction: Acquisition in fee
   Provision: Utilize third party with waiver of advertisement and one appraisal
TENNESSEE BOARD OF REGENTS

Lease Agreement

Requested Action: Approval of Lease Amendment No. 1 with waiver of advertisement

Location: Sullivan County – 620 State Street, Bristol, TN – Trans. No. 12-10-918 (Baltz)

Purpose: To provide a teaching site for Northeast State Community College (NeSCC) for Associate of Arts and Associate of Sciences.

Original Term: March 1, 2013 thru February 28, 2018
Revised Term: March 1, 2013 thru February 28, 2018 with five one-year renewal options

Proposed Amount: 21,416 Square Feet
- Annual Contract Rent $275,838.08 @ $12.88 / sf
- Est. Annual Utility Cost $ 37,478.00 @ 1.75 / sf
- Est. Annual Utility Cost $ 23,557.60 @ 1.10 / sf
- Total $336,873.68 @ $15.73 / sf

Current Amount: 15,979 Square Feet
- Annual Contract Rent $205,809.52 @ $12.88 / sf
- Est. Annual Utility Cost $ 27,963.25 @ 1.75 / sf
- Est. Annual Janitorial Cost $ 17,576.90 @ 1.10 / sf
- Total $251,349.67 @ $15.73 / sf

Type: Lease Amendment No. 1

Source of Funding: Campus Plant Funds (A)

FRF Rate: $18.00 (for reference)

Lessor: City Central, LLC

Comment: An RFP for lease space in Bristol was advertised in May 2012 for a 5 year term with 5 one year extension options. The extension option language was mistakenly omitted from the executed lease and the parties desire to add it. The Entertainment Technology Certificate Program housed at the leased premises has gained momentum and needs an additional 5,437 square feet for lab space. When the lease was signed in 2013 it was unknown that this additional space was needed because the program had not been approved. Lessor will build-out specialized space for NeSCC at no additional cost which is a cost savings to the College and the State.

Previous Action: 11/19/2012 ESC Approved lease agreement.

Minutes: 05/19/2014 ESC Approved lease Amendment No. 1 with waiver of advertisement.
DEPARTMENT OF MILITARY

Land Transaction

Requested Action: Approval to dispose of property at negotiated Fair Market Value below appraised value

Description: Hawkins County – 14.5+/- acres – 4401 W. Stone Drive, Hwy 11 West, Kingsport, TN – 11-02-001 (Baugh)

Purpose: Disposal in fee to sell property to the Industrial Development Board of Kingsport.

Estimated Price: $600,000.00

Source of Funding: Industrial Development Board of Kingsport

Comment: The property was advertised twice and no acceptable bids were received. Military has a new facility and has received a bid for the purchase of the old National Guard Armory. The proceeds from the sale will be provided to the Department of Military pursuant to Public Chapter No. 0453, Section 2, Item 9. The property was appraised at $1.3M on April 18, 2001.

Date of last transfer: November 29, 1961
Original Cost to the State: $14,000/land
Previous Owner: U.S. General Services Administration
Property Assessor’s Value: N/A
Improvements Square Footage: 65,490

Previous Action: 02/22/2011 ESC Subcommittee approved the transaction as presented

Minutes: 05/19/2014 ESC Approved disposal of property at negotiated Fair Market Value below appraised value.
DEPARTMENT OF GENERAL SERVICES

Land Transaction

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

Location: Shelby County – 1.67 acres – 170 Main Street North, Memphis, TN – Trans. No. 14-04-004 (S. Berry)

Purpose: Disposal in fee to sell the Donnelly J. Hill State Office Building to the City of Memphis

Sale Price: $2,200,000 (Fair Market Value)

Comment: The 170,000 square foot Donnelly J. Hill Building was identified for decommissioning in 2013. The occupants are scheduled to move to One Commerce Center beginning June, 2014 and will occupy 106,000 rentable square feet for fifteen (15) years. The State will convey the building with a value of $2,200,000, to the City for use of 400 parking spaces located at 280 Peabody Place Garage for fifteen (15) years. Should the garage not be available, due to certain development within a three block radius, the City of Memphis and the Parking Authority will commit to providing adequate parking for 400 spaces within a defined radius acceptable to the State.

This building is less than 50 years old and does not require Tennessee Historical Commission review.

The following agencies will occupy the new facility:

Alcoholic Beverage Commission
Department of Human Services
Department of Children Services
Department of Correction
Department of Labor & Workforce
Tennessee Occupational Safety & Health Administration
Attorney General
Department of Human Resources
Office of Information Resources

Date of last transfer: Unavailable
Original Cost to the State: Unavailable
Previous Owner: N/A
Property Assessor’s Value: Unavailable
Improvements Square Footage: 194,900

Minutes: 05/19/2014 ESC At the Agency’s request, the item was deferred.
DEPARTMENT OF GENERAL SERVICES

Lease Agreement

Requested Action: Approval of lease agreement with waiver of advertisement

Location: Shelby County – 250 Peabody Place, Memphis, TN – Trans. No. 14-05-901 (S. Berry)

Purpose: Parking spaces (400)

Term: June 1, 2014 thru May 31, 2029 (15 years)

Proposed Amount: First year cost is $192,000 ($40 per space for 400 parking spaces)
Average Annual cost is $221,356
Total Cost is $3,320,336 and total NVP is $2,517,297

Current Amount: None

Type: Negotiated Lease

Source of Funding: FRF Operating Funds

Lessor: Parking Authority of the City of Memphis, Shelby County

Comment: The 170,000 square foot Donnelly J. Hill Building was identified for decommissioning in 2013. The occupants (ABC, DHS, DCS, TDOC, DOL, TOSHA, AG, DOHR, OIR) are scheduled to move to One Commerce Center beginning June, 2014 and will occupy 106,000 rentable square feet for fifteen years. The State will convey the building with a value of $2,200,000, to the City for use of 400 parking spaces for fifteen years at 250 Peabody Place Garage. Should the garage not be available, due to certain development within a three block radius, the City of Memphis and the Parking Authority will commit to providing adequate parking for 400 spaces within a defined radius acceptable to the State.

Should the conveyance not occur or be delayed, the City of Memphis and the Parking Authority agree to lease 400 parking spaces at 250 Peabody Place to the State at a cost of $40 per space per month for fifteen years escalated annually.

Minutes: 05/19/2014 ESC At the Agency's request, the item was deferred.
Report Item:

Pursuant to State Building Commission Policy and Procedures, Item 8.01 (J) Report Item as approved on September 19, 2011.

For all acquisition and disposals of interest in real property, closed in the previous quarter, that have been previously approved by the Executive Subcommittee, the following information shall be reported back to the Executive Sub Committee by STREAM on a quarterly basis (January 1, 2014 – March 1 2014)

1. Resulting appraisal value(s)
2. Final purchase or sales price
3. Amount(s) and source of funding used or received
4. 3rd Party Costs

Minutes: 05/19/2014 The Subcommittee acknowledged receipt of the report.
Minutes of Executive Subcommittee Meeting

1) Approved the Minutes of the Executive Subcommittee meeting held on April 21, 2014.

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.

1) Austin Peay State University
   (Baseball Field Lighting Replacement)
   Total Project Budget: $380,000
   SBC Project No. 166/003-02-2014
   Designer: OLIVER-LITTLE-GIPSON ENGR

2) Austin Peay State University
   (Strawberry Alley Renovation)
   Total Project Budget: $420,000
   SBC Project No. 166/003-03-2014
   Designer: GOODWYN MILLS & CAWOOD

3) East Tennessee State University
   (DP Culp Center / Stone Hall Renovation)
   Total Project Budget: $15,000,000
   Current Project Funding: $725,800
   SBC Project No. 166/005-01-2014
   Designer: RED CHAIR ARCHITECTS

4) Motlow State Community College
   (Eoff Hall Powers Auditorium Renovations)
   Total Project Budget: $650,000
   SBC Project No. 166/021-03-2014
   Designer: HEFFERLIN + KRONENBERG

5) William R. Snodgrass Tennessee Tower
   (HVAC Upgrades)
   Total Project Budget: $3,500,000
   SBC Project No. 529/079-03-2014
   Designer: SMITH SECKMAN REID

Other Business

There being no further business, the meeting adjourned at 10:39 a.m.
TENNESSEE BOARD OF REGENTS

Land Transaction

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

Description: Rutherford County – 0.15+/- acres – 1109 E. Bell Street, Murfreesboro, TN – Transaction No. 14-04-015 (Maholland)

Purpose: Acquisition in Fee to acquire property and improvements consisting of 1,334 sq. ft. house. This property is in Middle Tennessee State University's 2008 master plan, and the house will be rented until needed for future campus expansion.

Estimated Sale Price: Fair Market Value

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

Owner(s): Middle Tennessee Christian Foundation

Comment: Date of last Transfer: August 27, 1970 Purchase Price: Unknown Property Assessor’s Value: $35,700 Improvements Square Foot: 1,334

Minutes: 05/19/2014 ESC Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire, not to exceed appraised value with waiver of advertisement and one appraisal.
## Land Transaction

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

**Description:** Lawrence County – .65+/-acres – Napier Rd., Lawrenceburg, TN – Trans. No. 14-04-001 (Baugh)

**Purpose:** Disposal by easement to allow the grantee access to their property from Napier Rd. and across the existing drive through Laurel Hill Wild Life Management Area.

**Estimated Price:** N/A

**Source of Funding:** Tracy & Tammy Burleson (REM fees)

**Grantee:** Tracy & Tammy Burleson

**Comment:** The Burlesons have owned their property since 1992. Their parcel is landlocked and their only access is by a drive referred to as Garland Family Cemetery Rd, which is not a county road.

**Minutes:** 05/19/2014 ESC Approved disposal by easement with waiver of advertisement and appraisals.
C.

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: Wilson County – 18.89+/-acres – Poplar Hill Rd., Lebanon, TN – 14-04-010 (Maxwell)

Purpose: Acquisition in fee for the purchase of property adjacent to the Sellars Farm archaeological area.

Estimated Price: Fair Market Value

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

Owner(s): Hazel Daniels

Comment: Purchase of the property will preserve land of possible archaeological importance for future generations. In addition, the Sellars Farm site currently has no visitor services. If not found to be of archaeological significance, the Daniels property, which shares a boundary with the farm and has road frontage, will serve as an outstanding area for future development of a visitor service. No additional management or operating costs are anticipated due to this acquisition.

Date of last transfer: August 16, 2004
Purchase Price: $109,562
Property Assessor’s Value: $132,200
Improvements Square Footage: None

Minutes: 05/19/2014 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 ENVIRONMENT AND CONSERVATION

Land Transaction

Requested Action: Approval to obtain title work, appraisal, survey, phase 1 environmental assessment and exercise option to accept as gift and to utilize a third party for the transaction with waiver of advertisement and appraisals.

Description: Hamilton County – 30.7+/-acres – multiple tracts – Chattanooga, TN – Trans. No. 14-04-11 (Maxwell)

Purpose: Acquisition in fee for land, to preserve a part of the battlefield site currently owned by the Tennessee Valley Railroad Museum (TVRM).

Estimated Price: Gift

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

Owner(s): Tennessee Valley Railroad Museum

Comment: This property is part of the Missionary Ridge Battlefield, one of the Battle for Chattanooga battlefields.

The Trust for Public Land (TPL) is the third party. TPL will purchase the TVRM tracts and donate to the State. No third party costs are anticipated with this transaction. The City of Chattanooga will be responsible for the operations of the property.

<table>
<thead>
<tr>
<th>Date of Last Transfer</th>
<th>Purchase Price</th>
<th>Assessor's Value</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jan. 17, 2014</td>
<td>N/A</td>
<td>$2,900</td>
<td>.233</td>
</tr>
<tr>
<td>Dec. 23, 2013</td>
<td>$30,500</td>
<td>$3,000</td>
<td>N/A</td>
</tr>
<tr>
<td>Oct. 3, 1996</td>
<td>N/A</td>
<td>$4,700</td>
<td>N/A</td>
</tr>
<tr>
<td>Oct. 3, 1996</td>
<td>N/A</td>
<td>$1,500</td>
<td>.253</td>
</tr>
<tr>
<td>Dec. 23, 2013</td>
<td>$30,500</td>
<td>$10,000</td>
<td>1.68</td>
</tr>
<tr>
<td>Oct. 3, 1996</td>
<td>N/A</td>
<td>$7,000</td>
<td>1.44</td>
</tr>
<tr>
<td>Jan. 1, 1970</td>
<td>N/A</td>
<td>$1,600</td>
<td>N/A</td>
</tr>
<tr>
<td>Jan. 1, 1970</td>
<td>N/A</td>
<td>$400</td>
<td>N/A</td>
</tr>
<tr>
<td>Jan. 1, 1970</td>
<td>N/A</td>
<td>$900</td>
<td>N/A</td>
</tr>
<tr>
<td>Dec. 31, 2012</td>
<td>$10,000</td>
<td>$2,300</td>
<td>1.766</td>
</tr>
<tr>
<td>June 23, 2011</td>
<td>$11,211</td>
<td>$1,750</td>
<td>.46</td>
</tr>
</tbody>
</table>

Continued...
DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Land Transaction – Hamilton County 30.7+/- acres

<table>
<thead>
<tr>
<th>Date of Last Transfer</th>
<th>Purchase Price</th>
<th>Assessor's Value</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dec. 18, 2008</td>
<td>$ 0.00</td>
<td>$41,800</td>
<td>13.05</td>
</tr>
<tr>
<td>June 26, 2013</td>
<td>$11,216</td>
<td>$ 100</td>
<td>0.08</td>
</tr>
<tr>
<td>June 1, 1973</td>
<td>$ 0.00</td>
<td>$ 2,150</td>
<td>0.46</td>
</tr>
<tr>
<td>Dec. 31, 2012</td>
<td>$ 0.00</td>
<td>$ 725</td>
<td>0.15</td>
</tr>
<tr>
<td>June 25, 2003</td>
<td>$11,187</td>
<td>$ 0.00</td>
<td>1.92</td>
</tr>
<tr>
<td>June 23, 2011</td>
<td>$11,211</td>
<td>$ 375</td>
<td>0.17</td>
</tr>
<tr>
<td>June 26, 2013</td>
<td>$11,216</td>
<td>$ 750</td>
<td>0.34</td>
</tr>
<tr>
<td>June 23, 2011</td>
<td>$11,211</td>
<td>$ 375</td>
<td>0.17</td>
</tr>
<tr>
<td>June 23, 2011</td>
<td>$11,211</td>
<td>$ 1,250</td>
<td>0.26</td>
</tr>
<tr>
<td>June 23, 2011</td>
<td>$11,211</td>
<td>$ 1,250</td>
<td>0.14</td>
</tr>
<tr>
<td>June 23, 2011</td>
<td>$11,211</td>
<td>$ 1,250</td>
<td>0.425</td>
</tr>
<tr>
<td>June 23, 2011</td>
<td>$11,211</td>
<td>$ 375</td>
<td>0.26</td>
</tr>
<tr>
<td>April 20, 1988</td>
<td>$ 0.00</td>
<td>$ 225</td>
<td>0.139</td>
</tr>
<tr>
<td>Sept. 29, 1981</td>
<td>$ 0.00</td>
<td>$ 700</td>
<td>0.29</td>
</tr>
<tr>
<td>June 24, 2004</td>
<td>$ 0.00</td>
<td>$ 225</td>
<td>0.146</td>
</tr>
<tr>
<td>June 06, 2001</td>
<td>$ 0.00</td>
<td>$ 225</td>
<td>0.14</td>
</tr>
<tr>
<td>Sept. 29, 1981</td>
<td>$ 0.00</td>
<td>$ 1,025</td>
<td>0.45</td>
</tr>
<tr>
<td>July 01, 1992</td>
<td>$ 0.00</td>
<td>$ 225</td>
<td>0.15</td>
</tr>
<tr>
<td>Sept. 29, 1981</td>
<td>$ 0.00</td>
<td>$ 750</td>
<td>0.34</td>
</tr>
<tr>
<td>Dec. 07, 1988</td>
<td>$ 0.00</td>
<td>$ 250</td>
<td>0.17</td>
</tr>
<tr>
<td>Sept. 29, 1981</td>
<td>$ 0.00</td>
<td>$ 750</td>
<td>0.34</td>
</tr>
<tr>
<td>July 24, 2001</td>
<td>$ 0.00</td>
<td>$ 250</td>
<td>0.17</td>
</tr>
<tr>
<td>Dec. 07, 1988</td>
<td>$ 0.00</td>
<td>$ 375</td>
<td>0.17</td>
</tr>
<tr>
<td>Dec. 07, 1988</td>
<td>$ 0.00</td>
<td>$ 375</td>
<td>0.15</td>
</tr>
<tr>
<td>Dec. 07, 1988</td>
<td>$ 0.00</td>
<td>$ 200</td>
<td>0.12</td>
</tr>
<tr>
<td>Dec. 18, 2008</td>
<td>$ 0.00</td>
<td>$ 5,400</td>
<td>3.09</td>
</tr>
<tr>
<td>Dec. 18, 2008</td>
<td>$ 0.00</td>
<td>$ 2,120</td>
<td>0.96</td>
</tr>
</tbody>
</table>

Minutes: 05/19/2014 ESC Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to accept as gift and to utilize a third party for the transaction with waiver of advertisement and appraisals.
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: Maury County – 0.98+/-acres – 806 South High St., Columbia, TN – Trans. No. 14-04-012 (Maxwell)

Purpose: Acquisition in fee for the purchase of property adjacent to James K. Polk Home Historic Site (JKPH) which will provide a remedy for the drainage problems.

Estimated Price: Fair Market Value

Source of Funding: 13/14 TN Historical Commission Funds (A)

Owner(s): Denmark Company

Comment: The purchase of this property will eliminate drainage issues the JKPH has been experiencing with their kitchen. Once the site is purchased, an additional request will be made to demolish the 50+ year old building and integrated into the State site. No additional management or operating costs, beyond the demolition and site development, are anticipated due to this acquisition.

Date of last transfer: January 11, 2013
Purchase Price: $100,000
Property Assessor's Value: $102,000
Improvements Square Footage: 4,953

Minutes: 05/19/2014 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.
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: Sumner County – 25.36+/-acres – Hartsville Pike, Castalian Springs, TN – Trans. No. – 14-04-013 (Maxwell)

Purpose: Acquisition in fee to purchase property in conformance with the agency's identified preservation, management and interpretive plan to unify historic sites in Castalian Springs.

Estimated Price: Fair Market Value

Source of Funding: 13/14 State Lands Acquisition Fund (A)
Gift (O)

Owner(s): Charles Randall Carter

Comment: This parcel has been identified as a priority parcel that will provide critical viewshed for the following historic sites: Wynnewood, Chesiki Indian Mound, Hawthorne Hill, Bledsoe Fort Historical Park and miscellaneous buffer zones. The site will provide for tourism, economic benefit and educational opportunities. No additional management or operating costs are anticipated due to this acquisition.

Date of last transfer: February 26, 2007
Purchase Price: N/A
Property Assessor's Value: $165,100
Improvements Square Footage: N/A

Minutes: 05/19/2014 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.
G.

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

Description: Putnam County – 159.1+/– acres - 8520 Old Cane Creek Rd., Baxter, TN – Trans. No. 14-04-014 (Maxwell)

Purpose: Acquisition in fee to purchase property for the protection of Burgess Falls State Natural Area (BFSNA).

Estimated Price: Fair Market Value

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

Owner(s): Timothy L. Durm

Comment: The Land Trust for Tennessee (TLTT) will be the third party. Third party costs are estimated to be $21,000. STREAM has approved the reasonableness of the third party costs and confirmed that the vendors are on the State’s “approved vendor list”.

Third party is being used because TLTT has been instrumental in helping get these (the Window Cliff tracts) projects to the closing table. They have the time and expertise to sit down with the landowners time after time to discuss the need, the changes and the interest of the state and of the landowner.

This scenic site is needed in order to provide public access to the Window Cliffs site, which is in the process of being acquired. No additional management or operating costs are anticipated due to this acquisition.

Date of last transfer: October 25, 2007
Purchase Price: N/A
Property Assessor’s Value: $410,900
Improvements Square Footage: N/A

Minutes: 05/19/2014 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.
Approved:

[Signature]

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