

## MINUTES

### STATE BUILDING COMMISSION MEETING

#### EXECUTIVE SUB-COMMITTEE

NOVEMBER 24, 2003

The State Building Commission Executive Sub-committee met this day at 11:30 a.m. in House Hearing Room 29, Legislative Plaza, Nashville, Tennessee.

#### STATE BUILDING COMMISSION SUB-COMMITTEE MEMBERS PRESENT

John Morgan, Comptroller of the Treasury  
Riley Darnell, Secretary of State  
Dale Sims, State Treasurer

#### STATE BUILDING COMMISSION SUB-COMMITTEE MEMBERS ABSENT

Dave Goetz, Commissioner, Department of Finance and Administration

#### OTHERS PRESENT

Mike Fitts, State Architect  
Georgia Martin, Department of Finance and Administration  
Larry Kirk, Department of Finance and Administration  
Charles Garrett, Department of Finance and Administration  
Gloria Rittenberry, Department of Finance and Administration  
Charles Harrison, Comptroller's Office  
Genie Whitesell, Attorney General's Office  
Janie Porter, Attorney General's Office  
Mark Wood, Secretary of State's Office  
Dennis Raffield, THEC  
Pat Haas, Bond Finance  
George Brummett, Department of Finance and Administration  
Karen Hale, Comptroller's Office  
Alvin Payne, University of Tennessee  
Philip Scheurer, University of Tennessee  
Robbi Stivers, University of Tennessee  
Mary Margaret Collier, Comptroller's Office  
Ken Scalf, Department of Finance and Administration  
Jerry Preston, Tennessee Board of Regents  
Dwight Hensley, Department of Environment and Conservation  
Debbie Dunn, Department of Children's Services  
Steve Hornsby, Department of Children's Services

Beth Baldwin, Department of Children's Services  
Belinda Bolton, TRICOR  
Carolyn Smith, Department of Transportation  
Jeff Hoge, Department of Transportation  
Tim Schwarz, Department of Environment and Conservation  
Mark Braswell, Department of Environment and Conservation  
Kem Allen, Department of Environment and Conservation  
Larna Smith, Department of Environment and Conservation  
Philisa Bennett, Department of Environment and Conservation  
Frank Horne, NECSA

Comptroller Morgan called the meeting to order at 11:40 a.m. and requested action on the following matters as presented by State Architect Michael A. Fitts.

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UNIVERSITY OF TENNESSEE

LAND ITEM

Review of a request for APPROVAL to OBTAIN APPRAISAL ONLY and TERMITE INSPECTION in the following real property:

Description: Weakley County – 16.3 +/- Acres with Improvements - Martin Place, 237 West Peach Street, Martin, TN – Trans. No. 03-10-008 (GM)

Purpose: Appraisal only of a multi-family residential complex adjacent to the University of Tennessee Martin campus to provide apartment style student housing.

Source of Funding: University Housing Revenues

Owner(s): Martin Place, LLC

Comment: Improvements consist of 96 four-bedroom units, an office/clubhouse, and maintenance building

SSC Report: 11-17-03. Jurgen Bailey summarized the transaction. Agency representative advised that the proposed acquisition has been approved by the Board of Trustees and THEC and that the site is identified in the Master Plan for acquisition. Agency stated that the Martin Place Housing complex would be included in the campus housing inventory. Agency is requesting appraisal only and termite inspection at this time and will come back for final approval to acquire. Staff referred to Sub-committee with recommendation.

SC Action: 11-24-03. Charles Garrett presented the transaction for review and introduced Alvin Payne, UT representative. Mr. Payne summarized the request and stated that Appraisal only is requested at this time. He stated an appraisal will aid in determining the feasibility for acquisition and preparation of a Business Plan/Financial Plan. He further stated that the request would come back for final approval. Sub-committee approved the request as presented.

UNIVERSITY OF TENNESSEE

LEASE AGREEMENT

Review of a request for APPROVAL of the following LEASE AGREEMENT for the rental of real property and WAIVER of ADVERTISEMENT as required by TCA 12-2-115:

Location: Hamilton County – 701 Martin Luther King Boulevard, Chattanooga, TN – Trans. No. 03-11-910

Purpose: To provide office and research laboratory space for the UT SimCenter at Chattanooga.

Term: December 1, 2003 thru November 30, 2013 (10 Yrs.)

Proposed Amount:	<u>31,058 Square Feet</u>		
	Avg. Annual Contract Rent:	\$208,089.00	@\$ 6.70/sf
	Est. Utility & Janitorial Cost:	\$ 77,645.00	@\$ 2.50/sf
	Est. Annual Insurance Cost:	\$ 17,082.00	@\$ 0.55/sf
	Est. Maintenance Cost:	<u>\$ 93,174.00</u>	<u>@\$ 3.00/sf</u>
	Avg. Total Ann. Effective Cost:	\$395,990.00	@\$12.75/sf

Current Amount: State-owned

Type: New Lease - Negotiated

Purchase Option Yes – Gift at End of Lease Term

Lessor: Campus Development Foundation, Inc.

Comment: The SimCenter is currently housed in a UTC facility and free space. The proposed lease will consolidate functions of the Center into one location. The SimCenter has an integrated research and education program in computational engineering. Funding for the proposed lease is through Federal and private technology grants, no State funds will be required.

SSC Report: 11-17-03. Larry Kirk asked that the lease transaction be brought before Staff for review at the agency's request. Mr. Phil Scheurer, UT Knoxville, was recognized. Mr. Scheurer apologized for bringing the transaction forward in this manner and asked Staff's indulgence. Mr. Scheurer summarized the transaction. He advised that the SimCenter is a highly sophisticated research group previously located at Mississippi State University in Starksville, Mississippi. He stated the Center has since relocated to UT Chattanooga and is housed in temporary space on campus as well as free space with the City of Chattanooga. Mr. Scheurer stated there are currently 26 researchers with plans to add approximately 10 more researchers. He also advised the group works with the U.S. Department of Defense, Homeland Security and Oak Ridge regarding aerospace, nuclear submarines and related

**University of Tennessee – continued:**

research projects. He stated this is an opportunity to consolidate the Center's operations into one facility and that no State funds will be required. Mr. Scheurer advised that the Foundation will perform a \$2.1 Million Dollar renovation project for the facility. He stated terms of the proposed lease are as follows:

- (1) the first years rent is \$1.00 and the average rent for the remainder of the lease term is \$208,089.00 per year plus estimated utility, janitorial, insurance and maintenance costs for an effective cost of \$12.75 per square foot
- (2) at expiration of the lease term, if Lessor has acquired ownership of the premises, it shall donate said property to the University at no cost and the University shall have the right to decline the donation
- (3) provides a 90 day notice of termination for convenience

Staff recommended that the University obtain written acknowledgement from all parties as to future ownership of the property. Staff referred to Sub-committee with recommendation.

**SC Action:**

11-24-03. Charles Garrett presented the request for review and introduced Mr. Phil Scheurer for a summary of the transaction. Mr. Scheurer summarized the transaction. Comptroller Morgan asked if the rent is to pay the Foundation back for the cost of renovation and that the rent does not include interest on the renovation cost. Mr. Scheurer stated the rental cost did not include interest. After review and discussion, Sub-committee approved the request as presented. Final action.

TENNESSEE BOARD OF REGENTS

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, required interest in the following real property, not to exceed the appraised value for the property being acquired and APPROVAL for DEMOLITION of the Improvement:

Description: **Montgomery County – 0.27 +/- Acres with Improvements – 261 Patrick Street, Clarksville, TN – Trans. No. 03-10-015 (LW)**

Purpose: Acquisition in Fee of property contiguous to existing Austin Peay State University property and is in the land acquisition master plan. The proposed plan for this property is parking.

Source of Funding: APSU Land Acquisition Funds

Estimated Cost: Fair Market Value

Estimated Value: \$40,000.00

Owner(s): James Harris

Comment: The subject property is in close proximity to new student housing and shall be used for parking.

SSC Report: 11-17-03. Jurgen Bailey summarized the transaction. Staff referred to Sub-committee with recommendation.

SC Action: 11-24-03. Sub-committee approved the request as presented. Final action.

TENNESSEE BOARD OF REGENTS

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, required interest in the following real property, not to exceed the appraised value for the property being acquired and APPROVAL for DEMOLITION of the Improvement:

Description: Montgomery County – 0.39 +/- Acres – 257 Forbes Avenue, Clarksville, TN – Trans. No. 03-10-002 (LW)

Purpose: Acquisition in Fee of property contiguous to existing Austin Peay State University property and is in the land acquisition master plan. The proposed plan for this property is parking

Source of Funding: APSU Land Acquisition Funds

Estimated Cost: Fair Market Value

Estimated Value: \$36,000.00

Owner(s): Howard J. Hand III

Comment: The subject property is in close proximity to the Dunn Center and shall be used as parking.

SSC Report: 11-17-03. Jurgen Bailey summarized the transaction. Staff referred to Sub-committee with recommendation.

SC Action: 11-24-03. Sub-committee approved the request as presented. Final action.

TENNESSEE BOARD OF REGENTS

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, required interest in the following real property, not to exceed the appraised value for the property being acquired and APPROVAL for DEMOLITION of the Improvement:

Description: **Montgomery County – 0.17 +/- Acres with Improvement – 432 Ford Street, Clarksville, TN – Trans. No. 03-10-004 (LW)**

Purpose: Acquisition in Fee of property contiguous to existing Austin Peay State University property and is in the land acquisition master plan. The proposed plan for this property is parking

Source of Funding: APSU Land Acquisition Funds

Estimated Cost: Fair Market Value

Estimated Value: \$54,000.00

Owner(s): Bettye Holte

Comment: The subject property is in close proximity to the Sundquist Science Building and shall be used for parking.

SSC Report: 11-17-03. Jurgen Bailey summarized the transaction. Staff referred to Sub-committee with recommendation.

SC Action: 11-24-03. Sub-committee approved the request as presented. Final action.

TENNESSEE BOARD OF REGENTS

MIDDLE TENNESSEE STATE UNIVERSITY, MURFREESBORO, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **1403 East Main Demolition** at Middle Tennessee State University, Murfreesboro, with designer services by regional consultant.

**Estimated Project Cost: \$250,000.00**

*SBC Project No. 166/009-07-03*

SOUTHWEST COMMUNITY COLLEGE, MEMPHIS, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **Storage Barn Demolition** at Southwest Community College, Memphis, Tennessee.

**Estimated Project Cost: \$20,000.00**

*SBC Project No. 166/033-01-03*



DEPARTMENT OF TRANSPORTATION

LAND ITEM

Review of a request for APPROVAL of the following DISPOSAL of interest in real property with WAIVER of ADVERTISEMENT as required by TCA 4-15-102 and 12-2-112:

Description: **Shelby County – 1,453 +/- Acres – Glankler Street and Sam Cooper Parkway, Memphis, TN – Trans. No. 03-10-010 (BM)**

Purpose: Disposal in Fee of surplus right-of-way for construction of an office facility for Memphis Light, Gas, and Water.

Date of Original Conveyance: 1968

Grantor Unto State: Various Grantors

Estimated Sale Price: Fair Market Value

Estimated Value: \$25,000.00

Grantee: City of Memphis

SSC Report: 11-17-03. Jurgen Bailey summarized the transaction. Staff referred to Sub-committee with recommendation.

SC Action: 11-24-03. Sub-committee approved the request as presented. Final action.

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

LEASE AGREEMENT

Review of a request for APPROVAL of the following LEASE AGREEMENT for the rental of real property as required by TCA 12-2-115:

Location: Washington County – 2305 Silverdale Road, Johnson City, TN – Trans. No. 03-05-911 (JS)

Purpose: To provide office and related space for continued operations of the Johnson City Environmental Assistance Center.

Term: January 1, 2004 thru December 31, 2013 (10 yrs.)

Proposed Amount:	<u>15,816 Square Feet</u>		
	Annual Contract Rent:	\$117,828.96	@\$7.45/sf
	Est. Annual Utility Cost:	\$ 22,142.40	@\$1.40/sf
	Est. Annual Janitorial Cost:	<u>\$ 17,397.60</u>	<u>@\$1.10/sf</u>
	Total Annual Effective Cost:	\$157,368.96	@\$9.95/sf

Current Amount:	<u>15,816 Square Feet</u>		
	Annual Contract Rent:	\$104,375.04	@\$6.60/sf
	Est. Annual Utility Cost:	\$ 22,142.40	@\$1.40/sf
	Est. Annual Janitorial Cost:	<u>\$ 17,397.60</u>	<u>@\$1.10/sf</u>
	Total Annual Effective Cost:	\$143,915.04	@\$9.10/sf

Type: New Lease – Advertisement – Only Proposal from (1) Proposer

FRF Rate: \$13.50 Per Square Foot

Purchase Option: Yes - Years (1) thru (10)

Lessor: Barbara B. Allen, Current Lessor

Comment: The proposed lease provides (1) The Lessor will make improvements and up-grade at no additional cost to the State, (2) no cancellation during the first five (5) years of the lease term and 180 days notice thereafter and (3) the State's Option to Purchase.

SSC Report: 11-17-03. Real Property Management summarized the transaction. Larry Kirk advised that this would be looked at as a potential candidate for purchase. Staff referred to Sub-committee with recommendation.

SC Action: 11-24-03. Sub-committee approved the request as presented. Final action.

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

BLEDSON CREEK STATE PARK, SUMNER COUNTY, TENNESSEE

- 1) Approved a project for **Demolition of Old Residence** at Bledsoe Creek State Park, Sumner County, with work to be performed by in-house forces at no cost to the State.

**Estimated Project Cost: \$0.00**  
*SBC Project No. 126/012-01-03*

HIWASSEE SCENIC RIVER & OCOEE RIVER STATE PARK, POLK COUNTY, TENNESSEE

- 1) Approved a project for **Demolition of Old Residence** at Hiwassee Scenic River & Ocoee River State Park, Polk County, with work to be performed by in-house forces at no cost to the State.

**Estimated Project Cost: \$0.00**  
*SBC Project No. 126/110-01-03*

TENNESSEE WILDLIFE RESOURCES AGENCY

REGION III - NORTH CHICKAMAUGA CREEK, HAMILTON COUNTY, TENNESSEE

- 1) Approved a project for **Demolition of Old House** at North Chickamauga Creek, Hamilton County, with work to be performed by in-house forces at no cost to the State.

**Estimated Project Cost: \$0.00**  
*SBC Project No. 220/005-03-03*

DEPARTMENT OF CHILDREN'S SERVICES

LEASE AGREEMENT

Review of a request for APPROVAL of the following LEASE AMENDMENT for the rental of real property as required by TCA 12-2-115:

Location: Washington County –2513 Plymouth Road, Johnson City, TN – Trans. No. 02-07-906 (JS)

Purpose: To provide office and related space for the Northeast Community Service Agency (NECSA).

Term: August 1, 2004 thru July 31, 2014 (10 yrs.)

Proposed Amount:	<u>15,000 Square Feet</u>		
	Annual Contract Rent:	\$112,500.00	@ \$ 7.50/sf
	Est. Annual Utility Cost:	\$ 21,000.00	@ \$ 1.40/sf
	Est. Annual Janitorial Cost:	<u>\$ 16,500.00</u>	<u>@ \$ 1.10/sf</u>
	Total Annual Effective Cost:	\$150,000.00	@ \$10.00/sf

  

Current Amount:	<u>15,000 Square Feet</u>		
	Annual Contract Rent:	\$ 97,500.00	@ \$ 6.50/sf
	Est. Annual Utility Cost:	\$ 21,000.00	@ \$ 1.40/sf
	Est. Annual Janitorial Cost:	<u>\$ 16,500.00</u>	<u>@ \$ 1.10/sf</u>
	Total Annual Effective Cost:	\$135,000.00	@ \$ 9.00/sf

Type: Amendment No. 1

FRF Rate: \$13.50 Per Square Foot

Purchase Option: None

Lessor: Peter A. and Ben A. Paduch

Comment: All other terms and conditions remain in full force and effect.

SSC Report: 11-17-03. The proposed Amendment No. 1 was presented and summarized. The amendment would increase the rental amount \$1.00 per square foot and that all other terms and conditions of the lease would remain the same. The Agency is in agreement with the proposed amendment. Larry Kirk advised that Commissioner of Finance & Administration has approved the request as presented. Staff referred to Sub-committee for discussion.

**Department of Children's Services – continued:**

SC Action: 11-24-03. Charles Garrett summarized the transaction. He stated the amendment would increase the effective annual cost from \$9.00 to \$10.00 per square foot and adjust the lease term to insure the Lessor the 10-year lease term as proposed and previously approved in November 2002. Assistant Commissioner Larry Kirk advised that the Department of Children's Services' new facility and the proposed CSA facility are on the same tract of land. Charles Garrett stated the State already has an investment in cabling which was designed to run from the DCS building to the CSA building and that with the increase the proposal is still the lowest of 12 proposals from 8 proposers. Secretary Darnell asked if the delay is the State's responsibility and Mr. Garrett stated yes it was. Sub-committee approved the amendment as presented. Final action.

TENNESSEE BUREAU OF INVESTIGATION

LEASE AGREEMENT

Review of a request for APPROVAL of the following LEASE AGREEMENT for the rental of real property as required by TCA 12-2-115:

Location: Madison County – 25 Executive Drive, Jackson, TN – Trans. No. 03-07-909 (TH)

Purpose: To provide office and related space for local operations of the Criminal Investigation Division.

Term: October 1, 2004 thru September 30, 2014 (10 yrs.)

Proposed Amount: 7,997 Square Feet  
Annual Contract Rent  
Incl. Utility & Janitorial Cost: \$84,768.00 @\$10.60/sf  
Total Annual Effective Cost: \$84,768.00 @\$10.60/sf

Current Amount: 4,506 Square Feet – State Owned

Type: New Lease – Advertisement – Lowest of (7) Proposals from (5) Proposers

FRF Rate: \$13.50 Per Square Foot

Purchase Option: Yes – Years 1 thru 10

Lessor: Holmes and Wolfe Partnership,  
Jack Holmes & Wesley Wolfe, Principals

Comment: The proposed lease provides (1) the Lessor will construct 7,997 square feet of office and related space with interior build-out at no additional cost to the State, (2) no cancellation during the first five years of the lease term except for cause and/or lack of funding and 180 days notice thereafter and (3) the State's Option to Purchase.

SSC Report: 11-17-03. Transaction was presented and summarized. Larry Kirk advised that this transaction would be looked at for purchase since it is a State funded operation. Staff referred to Sub-committee with recommendation.

SC Action: 11-24-03. Charles Garrett summarized the transaction. After review and discussion, Sub-committee approved the transaction as presented. Final action.

STATE BUILDING COMMISSION

MINUTES OF THE STATE BUILDING COMMISSION EXECUTIVE SUBCOMMITTEE

- 1) Approved the Minutes of the State Building Commission Executive Subcommittee meeting held on October 20, 2003.

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Following approval of the Consent Agenda, the meeting adjourned at 12:10 p.m.



## CONSENT AGENDA

Approved of the following real property transactions that have been reviewed and recommended for approval by Sub-committee staff:

- A. Agency: **Department of Agriculture – Sequatchie County**  
Transaction: Acquisition in Fee – Casey Tract
- B. Agency: **Department of Agriculture – Sequatchie County**  
Transaction: Acquisition in Fee – Patten Tract
- C. Agency: **TN Board of Regents – Shelby County**  
Transaction: Revision in Source of Funding
- D. Agency: **TN Board of Regents – Montgomery County**  
Transaction: Acquisition in Fee
- E. Agency: **TN Board of Regents – Roane county**  
Transaction: Land Exchange  
Provision: Waiver of Advertisement
- F. Agency: **Department of Transportation – Knox County**  
Transaction: Disposal in Fee  
Provision: Waiver of Advertisement
- G. Agency: **Department of Transportation – Shelby County**  
Transaction: Disposal in Fee  
Provision: Waiver of Advertisement
- H. Agency: **Department of Transportation – Davidson County**  
Transaction: Disposal in Fee  
Provision: Waiver of Advertisement
- I. Agency: **Department of Transportation – Davidson County**  
Transaction: Disposal in Fee  
Provision: Waiver of Advertisement
- J. Agency: **Department of Transportation – Davidson County**  
Transaction: Disposal in Fee  
Provision: Waiver of Advertisement
- K. Agency: **Department of Transportation – Jefferson County**  
Transaction: Disposal in Fee  
Provision: Waiver of Advertisement

DEPARTMENT OF AGRICULTURE

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description: Sequatchie County – 951.0 +/- Acres – Casey Forest Legacy Area – Trans. No. 03-10-005 (CH)

Purpose: Acquisition in Fee for the Forest Legacy Program

Source of Funding: 75% - Forest Legacy Funds  
25% - Private/Donated Funds

Estimated Cost: Fair Market Value

Estimated Value: \$1,000,000.00

Owner(s): Emma P. Casey

Comment: Department of Environment & Conservation has a State Natural Area that adjoins this property and TN Wildlife Resources Agency helps manage the site. The deed will be held by TN Wildlife Resources Agency.

SSC Report: 11-17-03. Jurgen Bailey summarized the transaction. He advised that the deed would be held by TN Wildlife Resources Agency. John Gregory, TWRA, advised no additional operational funds would be required. Staff referred to Sub-committee for consent agenda.

SC Action: 11-24-03. Sub-committee approved the request as presented. Final action.

DEPARTMENT OF AGRICULTURE

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description: **Sequatchie County – 1,141 +/- Acres – Cartter Patten Forest Legacy Area – Trans. No. 03-10-006 (CH)**

Purpose: Acquisition in Fee for the Forest Legacy Program

Source of Funding: Federal – USDA Forest Service

Estimated Cost: 75% - Forest Legacy Funds  
25% - Private/Donated Funds

Estimated Value: \$1,141,000.00

Owner(s): Carter Patten

Comment: Department of Environment & Conservation has a State Natural Area that adjoins this property and TN Wildlife Resources Agency helps manage the site. The deed will be held by TN Wildlife Resources Agency.

SC Action: 11-24-03. Sub-committee approved the request as presented. Final action.

SSC Report: 11-17-03. Jurgan Bailey summarized the transaction. He advised that the deed would be held by TN Wildlife Resources Agency. John Gregory, TWRA, advised no additional operational funds would be required. Staff referred to Sub-committee for consent agenda.

SC Action: 11-24-03. Sub-committee approved the request as presented. Final action.

TENNESSEE BOARD OF REGENTS

LAND ITEM

Review of a request for APPROVAL of a REVISION in SOURCE of FUNDING for Acquisition in Fee of property at 499 Patterson and Mynders Avenue, Memphis, TN, as approved at the Executive Sub-committing meeting on April 21, 1003 – Trans. No. 03-03-012. The University of Memphis requests authorization to use \$41,000.00 acquired from the disposal of two parcels of property as an additional source of funding.

SSC Report: 11-17-03. Jurgen Bailey summarized the request. Jerry Preston, TBR, further stated the request originally approved cited the Source of Funding as UoM Unrestricted Auxiliary Operation Funds. He stated the request to revise the Source of Funding is to use \$41,000.00 acquired from the disposal of two parcels of property as an additional source of funding for the acquisition of the Patterson Street property. Dennis Raffield, THEC, advised that THEC has no objection to this request. Staff referred to Sub-committee for consent agenda.

SC Action: 11-24-03. Sub-committee approved the request as presented. Final action.

TENNESSEE BOARD OF REGENTS

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description: **Montgomery County – 0.17 +/- Acres – 428 Ford Street, Clarksville, TN – Trans. No. 03-10-003 (LW)**

Purpose: Acquisition in Fee of property contiguous to existing Austin Peay State University property and is in the land acquisition master plan. The proposed plan for this property is parking

Source of Funding: APSU Land Acquisition Fund

Estimated Cost: Fair Market Value

Estimated Value: \$10,000.00

Owner(s): Ruth Darlene Andrews

Comment: The subject property is in close proximity to the Sundquist Science Building and shall be used for parking.

SSC Report: 11-17-03. Jurgen Bailey summarized the transaction. Staff referred to Sub-committee for consent agenda.

SC Action: 11-24-03. Sub-committee approved the request as presented. Final action.

TENNESSEE BOARD OF REGENTS

LAND ITEM

Review of a request for APPROVAL of the following LAND EXCHANGE of interest in real property with WAIVER of ADVERTISEMENT as required by TCA 4-15-102 and 12-2-112:

Description: Roane County – Exchange 3.5 +/- Acres (State Property) for 22.0 +/- Acres (Smith Property) – Roane State Community College – Trans. No. 03-10-007 (LW)

Purpose: Property Exchange to provide an additional barrier to future development by consolidating the Tamike-Allan Observatory property into one self-contained parcel and improving opportunities for future access.

Original Cost to State: Gift

Date of Original Conveyance: March 1998

Grantor Unto State: Roane State Foundation

Consideration: Fair Market Value

Estimated Value: \$20,000.00 – State Property  
\$35,000.00 – Smith Property

Grantee: Michael Smith, Adjoining Property Owner

SSC Report: 11-17-03. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.

SC Action: 11-24-03. Sub-committee approved the request as presented. Final action.

DEPARTMENT OF TRANSPORTATION

LAND ITEM

Review of a request for APPROVAL of the following DISPOSAL of interest in real property with WAIVER of ADVERTISEMENT as required by TCA 4-15-102 and 12-2-112:

Description: **Knox County – 1.191 +/- Acres – Cogdill Road and I-40 Right-of-Way, Knoxville, TN – Trans. No 03-10-001 (BM)**

Purpose: Disposal in Fee of surplus right-of-way to the adjoining property owner for assemblage for parking purposes.

Original Cost to State: \$2,343,600.00 – 45 Acres

Date of Original Conveyance: 1988 to 2002

Grantor Unto State: Various Grantors

Estimated Sale Price: Fair Market Value

Estimated Value: \$25,000.00

Grantee: Averitt Express, Only Adjoining Landowner

SSC Report: 11-17-03. Jurgen Bailey summarized the transaction. Staff referred to Sub-committee for consent agenda.

SC Action: 11-24-03. Sub-committee approved the request as presented. Final action.

DEPARTMENT OF TRANSPORTATION

LAND ITEM

Review of a request for APPROVAL of the following DISPOSAL of interest in real property with WAIVER of ADVERTISEMENT as required by TCA 4-15-102 and 12-2-112:

Description: **Shelby County - 0.662 +/- Acres - Corner of Lipford Street and Sam Cooper Parkway, Memphis, TN - Trans. No. 03-10-011 (BM)**

Purpose: Disposal in Fee of surplus right-of-way to the adjoining landowner for expansion purposes.

Original Cost to State: \$28,000.00

Date of Original Conveyance: 1968

Grantor Unto State: Various Grantors

Estimated Sale Price: Fair Market Value

Estimated Value: \$25,000.00

Grantee: Zion Temple Church of God in Christ

SSC Report: 11-17-03. Jurgen Bailey summarized the transaction. Staff referred to Sub-committee for consent agenda.

SC Action: 11-24-03. Sub-committee approved the request as presented. Final action.



DEPARTMENT OF TRANSPORTATION

LAND ITEM

Review of a request for APPROVAL of the following DISPOSAL of interest in real property with WAIVER of ADVERTISEMENT as required by TCA 4-15-102 and 12-2-112:

Description: **Davidson County – 0.38 +/- Acres (Lots 425B and 425C) – Clayton Avenue at 12<sup>th</sup> Avenue South, Nashville, TN – Trans. No. 03-10-012 (LW)**

Purpose: Disposal in Fee of surplus right-of-way to the adjoining landowner for assemblage purposes.

Original Cost to State: \$18,500.00

Date of Original Conveyance: 1974

Grantor Unto State: Paul Fitzgerald

Estimated Sale Price: Fair Market Value

Estimated Value: \$50,000.00

Grantee: Hope Hall, Adjoining Landowner

Comment: A second adjoining landowner has no interest in the subject property.

SSC Report: 11-17-03. Jurgen Bailey summarized the transaction. Staff referred to Sub-committee for consent agenda.

SC Action: 11-24-03. Sub-committee approved the request as presented. Final action.

DEPARTMENT OF TRANSPORTATION

LAND ITEM

Review of a request for APPROVAL of the following DISPOSAL of interest in real property with WAIVER of ADVERTISEMENT as required by TCA 4-15-102 and 12-2-112:

Description: **Davidson County – 0.18 +/- Acres (Lot 424C) – Clayton Avenue and Ferguson Avenue, Nashville, TN – Trans. No. 03-10-013 (LW)**

Purpose: Disposal in Fee of surplus right-of-way to an adjoining landowner for assemblage purposes.

Original Cost to State: \$17,800.00

Date of Original Conveyance: 1974

Grantor Unto State: Paul Fitzgerald

Estimated Sale Price: Fair Market Value

Estimated Value: \$25,000.00

Grantee: Chris Berkey, Adjoining Landowner

Comment: A second adjoining landowner has no interest in the subject property.

SSC Report: 11-17-03. Jurgen Bailey summarized the transaction. Staff referred to Sub-committee for consent agenda.

SC Action: 11-24-03. Sub-committee approved the request as presented. Final action.

DEPARTMENT OF TRANSPORTATION

LAND ITEM

Review of a request for APPROVAL of the following DISPOSAL of interest in real property with WAIVER of ADVERTISEMENT as required by TCA 4-15-102 and 12-2-112:

Description: **Davidson County – 0.20 +/- Acres (Lot 424B) – Clayton Avenue at 12<sup>th</sup> Avenue South, Nashville, TN – Trans. No. 03-10-014 (LW)**

Purpose: Disposal in Fee of surplus right-of-way to an adjoining landowner for assemblage purposes.

Original Cost to State: \$19,500.00

Date of Original Conveyance: 1974

Grantor Unto State: Clarence E. and Delanor Rose Ridley

Estimated Sale Price: Fair Market Value

Estimated Value: \$25,000.00

Grantee: Elizabeth Holladay, Adjoining Landowner

Comment: A second adjoining landowner has no objection to the proposed sale of the property to Ms. Holladay. He does request that if not sold to Ms. Holladay that he would be offered an opportunity to purchase.

SSC Report: 11-17-03. Jurgen Bailey summarized the transaction. Staff referred to Sub-committee for consent agenda.

SC Action: 11-24-03. Sub-committee approved the request as presented. Final action.

DEPARTMENT OF TRANSPORTATION

LAND ITEM

Review of a request for APPROVAL of the following DISPOSAL of interest in real property with WAIVER of ADVERTISEMENT as required by TCA 4-15-102 and 12-2-112:

Description: **Jefferson County – 0.45 +/- Acres – Old State Route 34, New Market, TN – Trans. No. 03-10-009 (BM)**

Purpose: Disposal in Fee of surplus right-of-way to the City for construction of a public facility.

Original Cost to State: \$6,260.00 – 6.73 Acres

Date of Original Conveyance: 1953

Grantor Unto State: Nance, Peck & McCartt

Estimated Sale Price: Fair Market Value

Estimated Value: \$3,100.00

Grantee: City of New Market, TN

SSC Report: 11-17-03. Jurgen Bailey summarized the transaction. Staff referred to Sub-committee for consent agenda.

SC Action: 11-24-03. Sub-committee approved the request as presented. Final action.

Approved by:   
M. D. Goetz, Jr., Commissioner  
Department of Finance and Administration