

MINUTES

STATE BUILDING COMMISSION MEETING

EXECUTIVE SUB-COMMITTEE

OCTOBER 24, 2005

The State Building Commission Executive Sub-committee met this day at 10:30 a.m. in Executive Conference Room, Ground Floor, State Capitol, Nashville, Tennessee.

STATE BUILDING COMMISSION SUB-COMMITTEE MEMBERS PRESENT

Dave Goetz, Commissioner, Department of Finance and Administration
John Morgan, Comptroller of the Treasury
Dale Sims, State Treasurer
Riley Darnell, Secretary of State

OTHERS PRESENT

Charles Garrett, Department of Finance and Administration
Georgia Martin, Department of Finance and Administration
Jurgen Bailey, Department of Finance and Administration
Charles Harrison, Comptroller's Office
Annette Crutchfield, Legislative Budget Analysis
Genie Whitesell, Attorney General's Office
George Brummett, Department of Finance and Administration
Dennis Raffield, THEC
Jerry Preston, Tennessee Board of Regents
Keith Robinson, Tennessee Board of Regents
Diane Uhler, Tennessee Board of Regents
Dr. John Petersen, University of Tennessee
Alvin Payne, University of Tennessee
Mark Cherpack, Department of Finance and Administration
Larry Lance, Department of Environment and Conservation
Mark Wood, Secretary of State's Office
Nancy Blevins, Department of Finance and Administration
Bill Bauer, Department of Finance and Administration
Bob King, Department of Finance and Administration
Pat Haas, Bond Finance
Don Dahlinger, Department of Transportation
Alan Durham, Department of Transportation
John Cothorn, Middle Tennessee State University
Mike Gower, Middle Tennessee State University
Jim Gordon, Department of Children's Services

Commissioner Goetz called the meeting to order at 10:39 a.m. and requested action on the following matters as presented by Assistant Commissioner Charles Garrett.

DEPARTMENT OF TRANSPORTATION

REGION 2 COMPLEX- CHATTANOOGA, TENNESSEE

- 1) Approved a request for a revision in funding from \$71,000.00 to \$108,000.00 (a \$37,000.00 increase) and acknowledgement of source of funding for a **Temporary Regional Traffic Management Center (RTMC)** for the Chattanooga Area at the TDOT Region 2 Complex in Chattanooga, and authorization to award a construction contract to McBrayer Construction Co., Chattanooga, in the amount of \$80,544.00, based upon the low base bid submitted 29 September 2005.

Revised Estimated Project Cost: \$108,000.00
SBC Project No. 242/010-01-2005

DEPARTMENT OF CHILDREN'S SERVICES

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: Shelby County – 1991 Corporate Avenue, Memphis, TN – Trans. No. 05-10-903 (King)

Purpose: To provide office and related space for Children's Services.

Term: January 1, 2006 thru December 31, 2006 (1 yr.)

Proposed Amount: 23,862 Square Feet
Annual Contract Rent Incl. Utility & Janitorial Cost: \$395,640.00 @ \$ 16.58/sf
Total Annual Effective Cost: \$395,640.00 @ \$ 16.58/sf

Current Amount: None

Type: New Lease - Negotiated

FRF Rate: \$17.00 per square foot

Purchase Option: No – Multi-tenant

Lessor: JP Realty Partners, LTD
Mark D. Jordan, General Partner

Comment: The proposed lease provides (1) the Lessor shall make improvements at no additional cost to the State, (2) an allowance of \$12,500.00 to cover cost of electrical work and other tenant installation costs, and (3) no cancellation during the term of the lease except for cause and/or lack of funding.

SSC Report: 10-17-05. Bob King summarized the transaction. Staff referred to Sub-Committee for recommendation.

SC Action: 10-24-05. Subcommittee approved the transaction as presented.

UNIVERSITY OF TENNESSEE

THE UNIVERSITY OF TENNESSEE KNOXVILLE, TENNESSEE

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$30,400,000.00 to \$39,800,000.00 (\$9,400,000.00 increase) of a project for **Glocker Business Building Renovation and Addition** at The University of Tennessee Knoxville, and authorization to award a contract to Rouse Construction in the amount of \$32,769,000.00, which includes the base bid plus Alternates 1, 2 and 3, based on bids received 6 October 2005.

Revised Estimated Project Cost: \$39,800,000.00
SBC Project No. 540/009-02-2001

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: Shelby County – 600 Jefferson Avenue, Memphis, TN – Trans. No. 05-09-901 (JS)

Purpose: To provide office and educational space for area operation.

Term: Renewable year to year for five (5) years.

Proposed Amount: 17,192 Square Feet
Annual Contract Rent Inc. Utility & Janitorial Cost: \$240,688.00 @ \$14.00/sf
Total Annual Effective Cost: \$240,688.00 @ \$14.00/sf

Current Amount: None

Type: New Lease

FRF Rate: \$17.00 per square foot

Purchase Option: No – Multi-tenant

Lessor: The Urban Child Institute (TUCI)

Comment: Renewable year-to-year and same rate for Five (5) years or until grant funding is exhausted. The lease rate of \$14.00 per square foot is calculated solely on the operating costs and expense of the property. If the actual cost exceeds \$14.00 per square foot annually, the University will pay the difference and if actual cost is less than \$14.00 per square foot, the difference will be refunded.

SSC Report: 10-17-05. Robbi Stivers & Jerry Preston summarized the transaction. Jerry Preston stated to waiver advertisement due to that they are a non – profit organization. Robbi Stivers stated the 1st floor will have shared access to community spaces, 2nd floor is administrative office, 3rd floor is used for programs & projects for Health Sciences Center (UTHSC), and 4th floor is used for University of Memphis and Board of Regents for programs & projects. Lease still in negotiated stages. Grant of \$1.5 million dollars is for the use to start up the programs. There will be a 90-day cancellation clause in the lease. Staff referred to Sub-Committee for recommendation.

SC Action: 10-24-05. Alvin Payne and Jerry Preston were recognized and jointly presented the transaction. They stated that the purpose of the transaction was to create a synergy of research for child issues. After general discussion, the Subcommittee approved the request as presented.

TENNESSEE BOARD OF REGENTS

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: Shelby County – 600 Jefferson Avenue, Memphis, TN – Trans. No. 05-10-909

Purpose: To provide office and related space for collaborative research on Children's Issues with other occupants of the building.

Term: Renewable year to year for five (5) years.

Proposed Amount: 17,192 Square Feet
Annual Contract Rent Incl. Utility & Janitorial Cost: \$ 240,688.00 @ \$ 14.00/sf
Total Annual Effective Cost: \$ 240,688.00 @ \$ 14.00/sf

Current Amount: None

Type: New Lease

FRF Rate: \$17.00 per square foot

Purchase Option: No – Multi-tenant

Lessor: The Urban Child Institute (TUCI)

Comment: Renewable year-to-year and same rate for Five (5) years or until grant funding is exhausted. The lease rate of \$14.00 per square foot is calculated solely on the operating costs and expense of the property. If the actual cost exceeds \$14.00 per square foot annually, the University will pay the difference and if actual cost is less than \$14.00 per square foot, the difference will be refunded.

SSC Report: 10-17-05. Robbi Stivers & Jerry Preston summarized the transaction. Jerry Preston stated to waiver advertisement due to that they are a non – profit organization. Robbi Stivers stated the 1st floor will have shared access to community spaces, 2nd floor is administrative office, 3rd floor is used for programs & projects for Health Sciences Center (UTHSC), and 4th floor is used for University of Memphis and Board of Regents for programs & projects. Lease still in negotiated stages. Grant of \$1.5 million dollars is for the use to start up the programs. There will be a 90-day cancellation clause in the lease. Staff referred to Sub-Committee for recommendation.

SC Action: 10-24-05. Alvin Payne and Jerry Preston were recognized and jointly presented the transaction. They stated that the purpose of the transaction was to create a synergy of research for child issues. After general discussion, the Subcommittee approved the request as presented.

TENNESSEE BOARD OF REGENTS

LAND ITEM

Review of a request for APPROVAL to ACQUIRE PROPERTY at FULL APPRAISAL VALUE:

Description: Rutherford County – 0.19 +/- Acres with Improvements – 217 City View Drive, Murfreesboro, TN – Trans. No. 02-12-007 (LW)

Purpose: Acquisition in Fee of property recommended for acquisition in the Middle Tennessee State University's (MTSU) Master Plan.

Source of Funding: Institutional Plant Funds

Estimated Cost: Pending Appraisal

Estimated Title, Appraisal and Survey Fees: Pending Bid

Owner(s): Kenneth Carter

SSC Report: 01-13-03. Referred to Sub-committee for consent agenda.

SC Action: 01-21-03. Approved as presented. Final action.

SSC Report: 10-17-05. Jurgen Bailey summarized the transaction. Jerry Preston stated that, for a considerable amount of time, the property owner refused to sell his property. The Board of Regents, as a last resort, contacted the Attorney General's office and filed for condemnation proceedings. The property owner was notified of the lawsuit and stated that he was willing to sell the property if he could retain and remove the improvements. The Board agreed to give the improvement back to the seller. It would save demolition costs of approximately \$30-35,000. The Board, however, failed to bring this transaction back to SBC for further demolition approvals.

Comment: An amendment is needed to a previously approved request to acquire a residential property on a 0.19-acre lot (January 21, 2003). The residence was scheduled to be demolished after closing, but the seller prematurely removed the building according to an agreement with MTSU. The error is to the benefit of MTSU, saving the university the expense of demolition and removal. The agency requests permission to acquire the property at full-appraised value as if the demolition had not taken place.

SC Action: 10-24-05. Jerry Preston was recognized and gave a brief history of the situation. After discussion, the Subcommittee approved the request as presented.

TENNESSEE BOARD OF REGENTS

SOUTHWEST TENNESSEE COMMUNITY COLLEGE, MEMPHIS, TENNESSEE

- 1) Approved a request for a reallocation of funding for the **Vertie Sails Gym Racquetball Court Renovation** for Southwest Tennessee Community College in Memphis, and authorization to award a construction contract to Alpha Building Corporation in the amount \$170,400.00 based upon the low base bid submitted October 12, 2005.

Estimated Project Cost:

\$200,000.00

SBC Project No.

166/033-06-2005

DEPARTMENT OF FINANCE AND ADMINISTRATION

LIBRARY AND ARCHIVES BUILDING, NASHVILLE, TENNESSEE

- 1) Approved a request to proceed with initial planning for a **New Library and Archives Building** in Nashville, with the selection of Tuck Hinton Architects / Thomas Miller & Partners, a joint venture, to provide planning services.

Estimated Project Cost: \$72,000,000.00
Estimated Planning Cost: \$ 450,000.00
SBC Project No. 529/043-01-2005

Charles Garrett requested, and the Subcommittee approved, authorization to select The CFP Group to provide additional services to the State for the proposed Library and Archives project.

TENNESSEE AND WEST TENNESSEE SCHOOLS FOR THE DEAF, KNOXVILLE AND JACKSON

- 1) Approved a request for Delivery Order #10 and acknowledgment of the source of funding for **Energy Savings Project** at the TN and West TN Schools for the Deaf, with work to be accomplished by the ESCO, Johnson Controls, Inc.

Estimated Cost Of Delivery Order #10 \$1,470,000.00
SBC Project No. 168/007-05-2005

ALVIN C. YORK INSTITUTE, JAMESTOWN, TENNESSEE

- 1) Approved a request for Delivery Order #11 and acknowledgment of the source of funding for **Energy Savings Project** at the Alvin C. York Institute, with work to be accomplished by the ESCO, Johnson Controls, Inc.

Estimated Cost Of Delivery Order #11 \$725,000.00
SBC Project No. 168/001-03-2005

TENNESSEE SCHOOL FOR THE BLIND, NASHVILLE TENNESSEE

- 1) Approved a request for Delivery Order #12 and acknowledgment of the source of funding for **Energy Savings Project** at the Tennessee School for the Blind, with work to be accomplished by the ESCO, Johnson Controls, Inc.

Estimated Cost Of Delivery Order #12 \$715,000.00
SBC Project No. 168/005-02-2005

JAMES K. POLK BUILDING, NASHVILLE TENNESSEE

- 1) Approved a request for Delivery Order #15 and acknowledgement of the source of funding for **Energy Savings Project** at the James K. Polk Building with work to be accomplished by the ESCO, Siemens Building Technologies, Inc.

Estimated Cost Of Delivery Order #15 \$917,144.00
SBC Project No. 529/000-01-2003

STATE BUILDING COMMISSION

EXECUTIVE SUBCOMMITTEE MEETING MINUTES

- 1) Approved the Minutes of the Executive Subcommittee meeting held on September 23, 2005.

Following approval of the Consent Agenda, and clarification in Item C, the meeting adjourned at 11:00 a.m.

CONSENT AGENDA

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

- A. Agency: University of Tennessee – Knox County
Transaction: Lease Agreement
- B. Agency: Tennessee Board of Regents – Rutherford County
Transaction: Acquisition in Fee
- C. Agency: Tennessee Higher Education Commission – Davidson County
Transaction: Lease Amendment #5
- D. Agency: Department of Health – Shelby County
Transaction: Lease Agreement
- E. Agency: Department of Tricor – Davidson County
Transaction: Lease Agreement
- F. Agency: Department of Military – TEMA – Blount County
Transaction: Lease Agreement
- G. Agency: Tennessee Wildlife Resources Agency – Anderson, Scott, and Campbell Counties
Transaction: Disposal by Easement
Provision: Waiver of Advertisement, One Appraisal, and Right of Entry
- H. Agency: Department of Agriculture - Putnam County
Transaction: Acquisition in Easement
Provision: Waiver of Advertisement, One Appraisal
- I. Agency: Department of Transportation – Greene County
Transaction: Disposal in Fee
Provision: Waiver of Advertisement
- J. Agency: Department of Mental Health – Knox County
Transaction: Disposal by Lease
Provision: Waiver of Advertisement, One Appraisal
- K. Agency: Finance & Administration for Mental Retardation – Davidson County
Transaction: Disposal by Easement
Provision: Waiver of Advertisement, One Appraisal

- L. Agency: **Department of Environmental & Conservation – Davidson County**
Transaction: Acquisition in Fee

- M. Agency: **Department of Environmental & Conservation – Moore County**
Transaction: Disposal in Fee
Provision: Waiver of Advertisement, One Appraisal

- N. Agency: **Department of Environmental & Conservation – Moore County**
Transaction: Disposal in Easement
Provision: Waiver of Advertisement, One Appraisal, and Right of Entry

A.

UNIVERSITY OF TENNESSEE

LEASE AGREEMENT

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

Location: **Knox County – 220 Carrick Street, Knoxville, TN – Trans. No. 05-03-907**

Purpose: Amendment #2 to increase space by 756 square feet. Rent is \$34,861 per year, or \$9.05 per square foot including utilities, janitorial and trash removal.

Term: November 1, 2005 thru May 31, 2010 (4 yrs. 7 mons.)

Proposed Amount: 3,852 Square Feet
Annual Contract Rent Incl. Utility &
Janitorial Cost: \$ 34,861.00 @ \$ 9.05/sf
Total Annual Effective Cost: \$ 34,861.00 @ \$ 9.05/sf

Current Amount: 3,096 Square Feet
Annual Contract Rent Incl. Utility &
Janitorial Cost: \$ 28,024.00 @ \$ 9.05/sf
Total Annual Effective Cost: \$ 28,024.00 @ \$ 9.05/sf

Type: Amendment #2

Purchase Option: No

Lessor: Boys & Girls Club of the Tennessee Valley

Comment: All other terms and conditions of the Lease remain unchanged. Additional space is necessary for new programs funded by two grants through the Department of Homeland Security and the Tennessee Department of Education. All costs incurred from the increased square footage will be paid from the grants.

SSC Report: 10-17-05. Robbi Stivers summarized the transaction. Staff referred to Subcommittee for consent agenda.

SC Action: 10-24-05. Subcommittee approved the transaction as presented.

B.

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: Rutherford County – 0.45 +/- acres improved with a house – adjacent to property owned by the State at MTSU – 1710 Elrod Street, Murfreesboro, TN – Trans. No. 05-09-008 (LW)

Purpose: Acquisition in Fee property needed for future campus expansion.

Source of Funding: Auxiliary Rental Income

Estimated Cost: Fair Market Value

Owner(s): Laura A. & David A. Womack, etal

Comment: Property is in the Master Plan and will be rented until needed for expansion.

SSC Report: 10-17-05. Jurgen Bailey summarized the transaction. Staff referred to Sub-Committee for consent agenda.

SC Action: 10-24-05. Subcommittee approved the transaction as presented.

C.

DEPARTMENT OF FINANCE AND ADMINISTRATION
TENNESSEE HIGHER EDUCATION COMMISSION

LEASE AGREEMENT

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

Location: Davidson County – 404 James Robertson Parkway, Nashville, TN – Trans. No. 05-08-905 (JS)

Purpose: Amendment #5 to increase space by 1,944 square feet to provide office and related space for GEAR UP Program.

Term: December 1, 2005 thru January 31, 2007 (1 yr. 2 mons.)

Proposed Amount: 111,944 Square Feet
Annual Contract Rent Incl. Utility & Janitorial Cost: \$1,550,749.00 @ \$ 13.85/sf
Total Annual Effective Cost: \$1,550,749.00 @ \$ 13.85/sf

Current Amount: 110,000 Square Feet
Annual Contract Rent Incl. Utility & Janitorial Cost: \$1,523,824.60 @ \$13.85/sf
Total Annual Effective Cost: \$1,523,824.60 @ \$13.85/sf

Type: Amendment #5

FRF Rate: \$ 18.00 per square foot

Purchase Option: No

Lessor: NNN Parkway Towers, LLC

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

SSC Report: 10-17-05. Bob King summarized the transaction. Dennis Raffield stated this program is for Middle & High schools student. GEAR UP means Gaining Early Awareness and Readiness for Undergraduate Programs. Federal & Grants funds will be used for the rent. Staff referred to Sub-Committee for consent agenda.

SC Action: 10-24-05. Subcommittee approved the transaction, contingent upon the Finance, Ways and Means Committee chairmen signing the expansion request for the Gear Up program.

DEPARTMENT OF HEALTH

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: Shelby County – 814 Jefferson Avenue, Memphis, TN – Trans. No. 05-01-901 (PW)

Purpose: To provide office and clinic space for county operations.

Term: January 1, 2006 thru December 31, 2011 (5 yrs.)

Proposed Amount: 8,168 Square Feet
Annual Contract Rent Incl. Utility &
Janitorial Cost: \$112,716.00 @ \$ 13.80/sf
Total Annual Effective Cost: \$112,716.00 @ \$ 13.80/sf

Current Amount: 8,168 Square Feet
Annual Contract Rent Incl. Utility &
Janitorial Cost: \$ 98,016.00 @ \$ 12.00/sf
Total Annual Effective Cost: \$ 98,016.00 @ \$ 12.00/sf

Type: New Lease – Negotiated

FRF Rate: \$17.00 per square foot

Purchase Option: No – County space

Lessor: Memphis & Shelby County Health Department

Comment: The proposed lease provides (1) the lessor will make improvements at no additional cost to the State and (2) lease provides a 90-day cancellation.

SSC Report: 10-17-05. Bob King summarized the transaction. Staff referred to Sub-Committee for consent agenda.

SC Action: 10-24-05. Subcommittee approved the transaction as presented.

DEPARTMENT OF TRICOR

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: Davidson County – 240 Great Circle Road, Nashville, TN – Trans. No. 05-04-904 (JS)

Purpose: To provide office/showroom, warehouse space for area operation.

Term: July 1, 2006 thru June 30, 2011 (5 yrs.)

Proposed Amount: 30,390 Square Feet
Annual Contract Rent Incl. Utility Cost: \$ 277,764.00 @ \$ 9.14/sf
Est. Annual Janitorial Cost: \$ 33,429.00 @ \$ 1.10/sf
Total Annual Effective Cost: \$ 311,193.00 @ \$10.24/sf

Current Amount: 25,451 Square Feet
Annual Contract Rent Incl. Utility Cost: \$184,255.08 @ \$ 7.24/sf
Est. Annual Janitorial Cost: \$ 27,996.10 @ \$ 1.10/sf
Total Annual Effective Cost: \$212,251.18 @ \$ 8.34/sf

Type: New Lease – Advertisement – Only proposal received

FRF Rate: \$18.00 per square foot (office) & \$6.50 per square foot (warehouse)

Purchase Option: No – Multi - Tenant

Lessor: Self Service Mini Storage

Comment: The proposed lease provides (1) the lessor shall construct interior build-out in Suite 316 at no additional cost to the State and (2) no cancellation during the first three years except for cause and/or lack of funding and 90-days thereafter.

SSC Report: 10-17-05. Bob King summarized the transaction. Staff referred to Sub-Committee for consent agenda.

SC Action: 10-24-05. Subcommittee approved the transaction as presented.

DEPARTMENT OF MILITARY (TEMA)

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: **Blount County – 836 Louisville Road, Alcoa, TN – Trans. No. 05-07-902 (JS)**

Purpose: To provide office space for Emergency Operations Center

Term: January 1, 2006 thru December 31, 2010 (5 yrs.)

Proposed Amount: 5,000 Square Feet

Annual Contract Rent:	\$46,416.00	@ \$ 9.28/sf
Est. Annual Utility Cost:	\$ 7,000.00	@ \$ 1.40/sf
Est. Annual Janitorial Cost:	<u>\$ 5,500.00</u>	<u>@ \$ 1.10/sf</u>
Total Annual Effective Cost:	\$58,916.00	@ \$11.78/sf

Current Amount: 5,000 Square Feet

Annual Contract Rent:	\$37,200.00	@ \$ 7.44/sf
Est. Annual Utility Cost:	\$ 7,000.00	@ \$ 1.40/sf
Est. Annual Janitorial Cost:	<u>\$ 5,500.00</u>	<u>@ \$ 1.10/sf</u>
Total Annual Effective Cost:	\$49,700.00	@ \$ 9.94/sf

Type: New Lease - Negotiated

FRF Rate: \$13.50 per square foot

Purchase Option: No – Multi - Tenant

Lessor: Emergency Communications District of Blount County

Comment: The proposed lease provides cancellation with a 180-day notice.

SSC Report: 10-17-05. Bob King summarized the transaction. Staff referred to Sub-Committee for consent agenda.

SC Action: 10-24-05. Subcommittee approved the transaction as presented.

G.

TENNESSEE WILDLIFE RESOURCES AGENCY

LAND ITEM

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

Description: **Anderson, Campbell, Scott Counties – 20.0 +/- acres – Sundquist WMA, TN – Trans. No. 05-09-007 (CH)**

Purpose: Disposal by Easement for gas wells, pipelines and road access. Well numbers are 1007, 1010, 1011, and 1018.

Estimated Sale Price: License Funds

Grantee: Knox Energy Company, Joe Congelton

SSC Report: 10-17-05. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.

SC Action: 10-24-05. Subcommittee approved the transaction as presented.

DEPARTMENT OF AGRICULTURE

LAND ITEM

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

Description: **Davidson County – 1.11 +/- acres of land (4,000 ft. by 12 ft.) – Seven Mile Creek & Edmondson Pike, Nashville, TN – Trans. No. 05-08-008 (CH)**

Purpose: Disposal by Easement to provide a paved walking path for Seven Mile Creek Greenway.

Estimated Sale Price: Grant for Public Purpose

Grantee: Metro-Nashville, Government Board of Parks & Recreation

SSC Report: 10-17-05. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.

SC Action: 10-24-05. Subcommittee approved the transaction as presented.

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: **Greene County – 1.175 +/- acres – State Route 34, Greeneville, TN – Trans. No. 05-09-005 (LW)**

Purpose: Disposal in Fee request by sole adjoining property owner for assemblage, which will allow improved access to the Cinema that requestor, plans to build.

Original Cost to State: Unknown

Date of Original Conveyance: 1963 / 1964

Grantor Unto State: Several

Estimated Sale Price: Fair Market Value

Grantee: Bewely Properties/Kandice Bewely

SSC Report: 10-17-05. Jurgen Bailey summarized the transaction. Staff referred to Sub-Committee for consent agenda.

SC Action: 10-24-05. Subcommittee approved the transaction as presented.

DEPARTMENT OF MENTAL HEALTH

LAND ITEM

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

Description: Knox County – 6,000 +/- square foot building - Lakeshore Mental Health Institute, Cedar Cottage, Knoxville, TN - Trans. No. 05-09-003 (GM)

Purpose: Disposal by Lease for the Knox Youth Sports Leagues.

Term: One (1) Year

Consideration: Knox Youth to pay \$910.00 per month

Lessee: Knox Youth Sports, Inc.

Comment: Knox Youth Sports to be responsible for all minor maintenance, mowing, trash removal, phones and janitorial and all administrative fees as a result of this transaction.

SSC Report: 10-17-05. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.

SC Action: 10-24-05. Subcommittee approved the transaction as presented.

DEPARTMENT OF FINANCE & ADMINISTRATION for
MENTAL RETARDATION SERVICES

LAND ITEM

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

Description: **Davidson County – 0.61 +/- acres – Clover Bottom Developmental Center, Nashville, TN – Trans. No. 05-09-004 (CH)**

Purpose: Disposal by Easement for drainage detention pond for control of water quality and quantity discharge.

Estimated Sale Price: Gift

Grantee: Metro Government of Nashville and Davidson County

SSC Report: 10-17-05. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.

SC Action: 10-24-05. Subcommittee approved the transaction as presented.

DEPARTMENT OF ENVIRONMENT & CONSERVATION

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: Davidson County – 0.30 +/- acres – Mt. View Cedar Glade, Nashville, TN – Trans. No. 05-09-010 (GM)

Purpose: Acquisition in Fee to protect endangered plants.

Source of Funding: State Land Acquisition Fund

Estimated Cost: Gift

Owner(s): Global Development

Comment: The adjacent property is being developed as residential development and the State will erect a fence to protect the area from residential development.

SSC Report: 10-17-05. Jurgen Bailey summarized the transaction. Staff referred to Sub-Committee for consent agenda.

SC Action: 10-24-05. Subcommittee approved the transaction as presented.

DEPARTMENT OF ENVIRONMENT & CONSERVATION

LAND ITEM

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

Description: **Moore County – 0.14 +/- acres – Tims Ford State Park – Lynchburg, TN – Trans. No. 05-09-011 (GM)**

Purpose: Disposal in Fee to convey an area between the lake and adjoining property unintentionally omitted from the prior deed.

Original Cost to State: Unknown

Date of Original Conveyance: July 1984 – 1.44 +/- acre sold by TERDA to Merlin Berkebile

Grantor Unto State: Tennessee Elk River Development Agency

Grantee: Joseph & Beth Nacarato

SSC Report: 10-17-05. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.

SC Action: 10-24-05. Subcommittee approved the transaction as presented.

DEPARTMENT OF ENVIRONMENT & CONSERVATION

LAND ITEM

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

Description: Moore County - 0.10 +/- acres - Tims Ford State Park, Lynchburg, TN - Trans. No. 05-09-012 (GM)

Purpose: Disposal by Easement for access easement across State property in Tims Ford State Park at the Ridgeville Road Bridge.


Estimated Sale Price: None

Grantee: Willie Neal

Comment: Prior conveyance to Tennessee Elk River Development Agency by Neal et al retained unspecified right of access to remaining adjoining Neal property.

SSC Report: 10-17-05. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.

SC Action: 10-24-05. Subcommittee approved the transaction as presented.

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