

**MINUTES**  
**STATE BUILDING COMMISSION**  
Executive Subcommittee  
November 23, 2015

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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 11:03 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  
David Lillard, State Treasurer

ORGANIZATION

- University of Tennessee
- Tennessee Board of Regents
- Department of Agriculture
- Department of Economic & Community Development
- Department of General Services
- State Building Commission

PRESENTER

Robbi Stivers  
Dick Tracy  
David Todd  
Jimmy West  
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 – Knox County  
Transaction: Disposal – Easement (Utility)  
Provision: Waiver of advertisement and one appraisal
- B. Agency: University of Tennessee – Knox County  
Transaction: Disposal – Easement (Access)  
Provision: Waiver of advertisement and appraisals
- C. Agency: University of Tennessee – Hardeman County  
Transaction: Disposal – Lease (Space)  
Provision: Waiver of advertisement
- D. Agency: Tennessee Board of Regents – Hamblen County  
Transaction: Disposal – Fee  
Provision: Waiver of one appraisal
- E. Agency: Department of Environment & Conservation – Hamilton County  
Transaction: Acquisition – Easement (Conservation)  
Provision: Waiver of advertisement and appraisals
- F. Agency: Department of Intellectual & Developmental Disabilities - Davidson County  
Transaction: Disposal – Lease Amendment
- G. Agency: Tennessee Wildlife Resources Agency – Hamilton County  
Transaction: Disposal – Easement (Utility)
- H. Agency: Tennessee Wildlife Resources Agency – Cocke County  
Transaction: Acquisition – Fee (Purchase)  
Provision: Waiver of advertisement and one appraisal
- I. Agency: Tennessee Wildlife Resources Agency – Fayette County  
Transaction: Acquisition – Fee (Purchase)  
Provision: Waiver of advertisement and one appraisal
- J. Agency: Department of Agriculture – Fentress County  
Transaction: Disposal – Fee  
Provision: Waiver of advertisement and appraisals
- K. Agency: Department of Agriculture – Lewis County  
Transaction: Disposal – Fee  
Provision: Waiver of advertisement and appraisals
- L. Agency: Department of Agriculture – Hickman County  
Transaction: Disposal – Fee  
Provision: Waiver of advertisement and appraisals

## UNIVERSITY OF TENNESSEE

### Other – Contract Amendment

**Requested Action:** Approval of an amendment to the Agreement for Development Management Services

**Transaction Description:** Transaction No. 12-02-013

- **Proposed Amendment**
  - **Costs:** Additional \$2 million one-time payment, \$800,000 per year, total not to exceed \$5 million over the term
- **Current Lease**
  - **Location:** Cherokee Farm Innovation Campus, Knoxville
  - **Developer:** University of Tennessee Research Foundation (UTRF)
  - **Term:** September 1, 2012- August 31, 2017
  - **Costs:** \$800,000 per year, total not to exceed \$3 million over the term
- **Source of Funding:** Plant (Auxiliary) (A)

**Comment:** The Amendment will allow additional funding to facilitate the development of an office and research building for which a tenant for 50% of the building has been identified. Of the additional funding, \$1.2 million will be for equity investment in the entity constructing the building and \$800,000 will be available if necessary for debt service coverage. Any portion of the debt service coverage funds that are not needed will be retained by UTRF in a restricted account.

**Previous Action:** 03/19/2012 Comptroller Wilson made a motion to approve the request subject to approval of the documents by the Attorney General's office, SBC staff and the Comptroller. The motion was properly seconded and passed without objection.

**Minutes:** 11/23/2015 Comptroller Wilson said he understood that the project was fully funded and they wouldn't be coming back for more money, and Mr. Stivers responded that he was correct. Comptroller Wilson stated that, during its original approval in 2012, he had raised the question about having all protocols done in advance, but that Staff was rushed to get everything done and he wanted to be sure this would not be continued. Mr. Stivers responded it would not. Subcommittee approved an amendment to the Agreement for Development Management Services.

TENNESSEE BOARD OF REGENTS

Walters State Community College, Morristown @ Greeneville, Greene County, Tennessee

Requested Action: Approval of a revision in source(s) of funding

Project Title: Greene County Expansion

Project Description: Construct a new facility and selective demolition as needed.

SBC Number: 166/023-01-2011

Total Project Budget: \$27,250,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Total</u>			
	\$9,000,000.00	\$ 795,448.00	\$ 9,795,448.00	10/11	CurrFunds-CapImprov	(A)
	4,058,769.00	(3,300,000.00)	758,769.00		Gifts	(O)
	297,345.00	2,504,552.00	2,801,897.00		Plant (Non-Auxiliary)	(A)
	500,000.00	0.00	500,000.00		TDOT ARC grant	(O)
	1,000,000.00	0.00	1,000,000.00		TDOT, Multimodal Access	(O)
	1,341,231.00	0.00	1,341,231.00		TDOT, Trnsprt. Alternative	(O)
	8,000,000.00	0.00	8,000,000.00		TSSBA (gifts)	(O)
	1,100,000.00	0.00	1,100,000.00		Donated land value	(O)
	1,952,655.00	0.00	1,952,655.00		Land sale proceeds	(O)
Original Project Budget:	<u>\$27,250,000.00</u>					
Change in Funding:		<u>\$0.00</u>				
Revised Project Budget:			<u>\$27,250,000.00</u>			

Comment: Plant funds utilized until replaced with gifts.

Previous Action: 01/13/2011 SBC Approved project  
 01/24/2011 ESC Selected designer (Fisher + Associates)  
 07/14/2011 SBC Revised scope & funding & issue RFP for CM/GC  
 11/10/2011 SBC Awarded CM/GC (Johnson & Galyon, Inc.) and approved EDP  
 12/12/2013 SBC Revise budget and funding  
 08/04/2014 ESC Revised source of funding

Minutes: 11/23/2015 ESC Approved a revision in sources of funding.

## TENNESSEE BOARD OF REGENTS

### University of Memphis, Memphis, Shelby County, Tennessee

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

**Project Title:** Demolition – Park Avenue Guard House

**Project Description:** This project provides for the demolition of the guard house on the Park Avenue campus at 974 Getwell Avenue in Memphis, Tennessee in accordance with the UoM 2007 Master Plan.

**SBC Number:** 166/007-06-2015

**Total Project Budget:** \$5,000.00

**Source of Funding:** \$5,000.00 Plant (Non-Auxiliary)

**Comment:** The building was constructed in 1979 and is 38 square feet. Increased traffic to the campus necessitates restriping this exit to allow turning lanes, and the guard house must be removed to accommodate this. The building is less than 50 years old and does not require THC review.

**Minutes:** 11/23/2015 SBC Approved a project, budget, scope, funding and source of funding. Comptroller Wilson suggested they consider changing SBC policy to raise the threshold amount on such requests, and was told it was currently being discussed.

DEPARTMENT OF AGRICULTURE

Division of Forestry, Centerville, Hickman County, Tennessee

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

**Project Title:** Demolition – 962 Old State Route 48 (two structures)

**Project Description:** This project provides for the demolition of both structures at 962 Old State Route 48 in Centerville, Tennessee.

**SBC Number:** 100/010-02-2015 (774)

**Total Project Budget:** \$45,000.00

**Source of Funding:** \$45,000.00      07/08   CurrFunds-CapImprov (R)

**Comment:** The property was acquired in March 19, 1934. The Tennessee Historical Commission has determined that this project will not adversely affect this State-owned resource of 50+ years, and no further action is necessary.

**Minutes:** 11/23/2015 SBC    Approved a project, budget, scope and source of funding.

DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT

Memphis Regional Megasite, Haywood County, Tennessee

**Requested Action:** Approval of an amendment to the TVA grant

**Project Title:** Memphis Regional Megasite

**Project Description:** Construction of infrastructure to serve the Memphis Regional Megasite, grant to TDOT to design and construct/realign SR222, demolition of structures and all related work.

**SBC Number:** 529/000-02-2010

**Total Project Budget:** \$87,250,000.00

**Current Project Funding:** \$59,750,000.00  
(if not fully funded)

<b>Source of Funding:</b>	\$ 615,000.00		ECD Op Funds	(O)
	32,135,000.00	10/11	CurrFunds-CapImprov	(A)
	11,000,000.00	12/13	CurrFunds-CapImprov	(A)
	14,000,000.00	2012	GO Bonds CapImprov	(A)
	2,000,000.00	11/12	CurrFunds-CapImprov	(R)

**Comment:** An additional \$2,640,000 is added to the grant to TVA for phase 2 services. Phase 2 of 3 is the work necessary to plan for and acquire right of way for construction of electric transmission facilities to service the Megasite. Phase 3 will be for construction and will not start until after identification of the first tenant. The purchase price for the easements will be based on a fee interest value of \$10,600 an acre or fair market value, whichever is greater.

**Previous Action:**

03/11/2010	SBC	Approved designer (SSOE, Inc.)
05/23/2011	ESC	Approved consultants
05/31/2011	SBC	Approved full planning; allocated funds; developed MOU
02/09/2012	SBC	Revised funding/TPB; approved grant/full planning & IDC
06/25/2012	ESC	Approved additional consultant; changed project title
09/24/2012	ESC	Status update & presentation
06/13/2013	SBC	Revised funding; using BV1 on Sub 06
07/30/2013	ESC	Acquisition of utility easements
09/12/2013	SBC	Report proprietary product procurement
05/08/2014	SBC	At the Agency's request, the matter was deferred
06/12/2014	SBC	Revised scope & current funding
10/20/2014	ESC	Revised scope (demolitions)
08/13/2015	SBC	Approved grant amendment
11/12/2015	SBC	Referred to ESC with authority to act

**Minutes:** 11/23/2015 ESC Approved an amendment to the TVA grant.

DEPARTMENT OF GENERAL SERVICES

**Acquisition – Lease (Space)**

**Requested Action:** Approval to negotiate for special and unique space

**Transaction Description:** Transaction No. 13-10-938 (Negotiate terms with incumbent landlord)

● **Proposed Lease**

- **Location:** Hamilton County – 1501 Riverside Dr., Chattanooga, TN
- **Landlord:** Tallen Holdings Company
- **Term:** 5 or 10 years
- **Area / Costs:** 5,998 Square Feet/Fair Market Value

● **Current Lease**

- **Location:** Hamilton County - 1501 Riverside Drive, Suite 120, Chattanooga, TN
- **Landlord:** Tallen Holdings Company
- **Term:** 5 years – July 1, 2009 – June 30, 2014 (In holdover)
- **Area / Costs:** 5,998 Square Feet

Annual Contract Rent

Utilities included: \$89,970.00 @\$15.00/sf

Annual Janitorial Cost: 6,597.80 @\$ 1.10/sf

Total Annual Effective Cost: \$96,567.80 @\$16.10/sf

- **Source of Funding:** FRF Operating Fund
- **Procurement Method:** Negotiated
- **FRF Rate:** \$ 18.00

**Comment:** This lease location is in very close proximity to a hospital and serves as a tuberculosis center. Such a use has requirements that are special and unique. The currently leased premises have been specially outfitted at significant expense to accommodate this use, including special lighting, x-ray facilities, negative air pressure systems, and HEPA filtering for all public and lab rooms. It is requested that a new lease be negotiated for the currently leased space under SBC Policy 7.01F.2.

**Minutes:** 11/23/2015 Approved a request to negotiate for special and unique space.



DEPARTMENT OF GENERAL SERVICES

**Acquisition – Lease (Space)**

**Requested Action:** Approval to negotiate for special and unique space

**Transaction Description:** Transaction No. 15-03-900 (Negotiate terms with incumbent landlord)

- **Proposed Lease**

- **Location:** Anderson County - 761 Emory Valley Dr., Oak Ridge, TN
- **Landlord:** Skidmore Ltd.
- **Term:** 10 years
- **Area / Costs:** 19,217 Square Feet/Fair Market Value

- **Current Lease**

- **Location:** Anderson County - 761 Emory Valley Dr., Oak Ridge, TN
- **Landlord:** Skidmore Ltd.
- **Term:** 10 years – October 1, 2004 – September 30, 2014 (In holdover)
- **Area / Costs:** 19,217 Square Feet

Annual Contract Rent

Utilities included: \$171,031.30 @ \$ 8.90/sf

Estimated Janitorial Cost \$ 21,138.70 @ \$ 1.10/sf

Total Annual Effective Cost \$192,170.00 @ \$10.00/sf

- **Source of Funding:** FRF Operating Fund
- **Procurement Method:** Negotiated
- **FRF Rate:** \$18.00

**Comment:** This lease location is in very close proximity to the Oak Ridge Nuclear Reservation and serves functions including monitoring of demolition and decontamination of various sections of the nuclear facilities. Such a use has requirements that are special and unique. The currently leased premises have had substantial modifications at significant expense to accommodate these functions, including multiple types of laboratories (wet, rad, biological and mercury), unique reverse flow ventilation and specialty flooring required for decontamination areas and bays. It is requested that a new lease be negotiated for the currently leased space under SBC Policy 7.01F.2.

**Minutes:** 11/23/2015 Approved a request to negotiate for special and unique space.

## STATE BUILDING COMMISSION

### Minutes of Executive Subcommittee Meeting

- 1) Approved the Minutes of the Executive Subcommittee meeting held on October 22, 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"><li>1) <b>Department of Correction</b><br/>(Upgrade Fire Alarm Systems Phase 2)<br/>Total Project Budget: \$7,220,000<br/>SBC Project No. 140/001-01-2012<br/>Designer: <b>SMITH SECKMAN REID</b></li><li>2) <b>Middle Tennessee State University</b><br/>(Chiller Replacement)<br/>Total Project Budget: \$650,000<br/>SBC Project No. 166/009-10-2015<br/>Designer: <b>I C THOMASSON ASSOCIATES</b></li><li>3) <b>University of Tennessee Chattanooga</b><br/>(Guerry Center Improvements)<br/>Total Project Budget: \$4,900,000<br/>SBC Project No. 540/005-08-2015<br/>Designer: <b>HEFFERLIN + KRONENBERG</b></li><li>4) <b>UT Health Science Center Memphis</b><br/>(Environmental Consultant)<br/>Total Project Budget: \$35,000<br/>SBC Project No. 540/013-03-2015<br/>Designer: <b>ENSAFE INC</b></li></ol> | <ol style="list-style-type: none"><li>5) <b>University of Tennessee Knoxville</b><br/>(Fire Safety Upgrades Phase 1)<br/>Total Project Budget: \$3,800,000<br/>SBC Project No. 540/009-11-2015<br/>Designer: <b>ARCHITECTS WEEKS AMBROSE MCDONALD</b></li><li>6) <b>University of Tennessee Knoxville</b><br/>(Geotechnical Consultant)<br/>Total Project Budget: \$100,000<br/>SBC Project No. 540/009-10-2015<br/>Designer: <b>PROFESSIONAL ENGINEERS</b></li><li>7) <b>University of Tennessee Martin</b><br/>(Engineering Physical Sciences Improvements Ph 1)<br/>Total Project Budget: \$4,290,000<br/>SBC Project No. 540/011-04-2015<br/>Designer: <b>BARHAM CAIN MYNATT</b></li></ol> |
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### Other Business

There being no other business, the meeting adjourned at 11:15 a.m.

UNIVERSITY OF TENNESSEEDisposal – Easement (Utility)

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

**Transaction Description:** Transaction No. 15-11-003

- **Location:** University of Tennessee - Institute of Agriculture (UTIA)  
Knox County - 3209 Alcoa Highway, Knoxville, TN 37920
- **Grantee:** Knoxville Utilities Board (KUB)
- **Estimated Sale Price:** Fair Market Value Appraisal

**Comment:** The UTIA proposes to grant a permanent utility easement to the Knoxville Utilities Board (KUB) on approximately 0.40 +/- acres at the East Tennessee Research and Education Center – Plant Sciences Unit.

The Tennessee Department of Transportation is planning significant roadway improvements along Alcoa Highway including a new bridge at the Maloney Road interchange. Due to the amount and depth of fill needed for the bridge, KUB will need to relocate all overhead and underground utilities.

Date of Last Transfer: 04/01/1963  
Original Cost to State: N/A

**Minutes:** 11/23/2015 Approved disposal by easement with waiver of advertisement and one appraisal.

UNIVERSITY OF TENNESSEEDisposal – Easement (Access)

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

**Transaction Description:** Transaction No. 15-11-008

- **Location:** University of Tennessee – Knoxville (UTK)  
Knox County - Melrose Avenue / Melrose Place, Knoxville, TN
- **Grantee:** Private property owners along Melrose Avenue / Melrose Place
- **Estimated Sale Price:** N/A
- **Source of Funding:** Plant Funds (REM Fees)

**Comment:** UTK proposes to grant access easements on approximately 0.70 +/- acres to private property owners along Melrose Avenue/Melrose Place. The City of Knoxville is transferring ownership of these streets to the University and the easements will provide the private property owners access to the nearest city street. The transfer of street ownership from the City to the University was approved by the State Building Commission Executive Subcommittee in July 2013 and October 2014.

Date of Last Transfer: NA  
Original Cost to State \$0

**Minutes:** 11/23/2015 Approved disposal by easement with waiver of advertisement and appraisals.

UNIVERSITY OF TENNESSEE

Disposal – Lease (Space)

**Requested Action:** Approval of disposal by lease with waiver of advertisement

**Transaction Description:** Transaction No. 15-11-009

- **Location:** Hardeman County - 3575 Maxwell Road and 3577 Maxwell Road, Middleton, TN
- **Tenant:** Scott Ledbetter
- **Term:** 1 year with two (2) one (1) year options to extend
- **Area / Costs:**

3575 Maxwell Road – 1,445 sf	Total
3577 Maxwell Road – 1,831 sf	\$16,825.00 per yr

**Comment:** The University of Tennessee Institute of Agriculture proposes to lease two dwellings on Lone Oaks Farm Property to the seller at fair market value rent. The State Building Commission Executive Subcommittee approved the acquisition of Lone Oaks Farm in July 2015 for use as the West Tennessee 4-H Camp. One dwelling will be used as a residence and the other will be used for storage purposes.

The tenant is responsible for all maintenance, repairs, and utilities.

**Minutes:** 11/23/2015 Approved disposal by lease with waiver of advertisement.

TENNESSEE BOARD OF REGENTS

Disposal – Fee

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

**Transaction Description:** Transaction No. 15-10-006

- **Location:** Tennessee College of Applied Technology at Morristown  
Hamblen County – 2.46+/-acres – Ravenwood Drive, Morristown, TN
- **Estimated Sale Price:** Fair Market Value

**Comment:** The property was gifted to the State in 2007, and is outside of the Master Plan. Building on this site is not an option due to its location, and is unusable to the State.

Date of Last Transfer: December 10, 2007  
 Previous Owners: Jellicorse, Howell, Massengill & Parker  
 Original Cost to State: \$1.00  
 Square Footage Improvements: n/a

**Minutes:** 11/23/2015 Approved disposal in fee with waiver of one appraisal.

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

**Acquisition – Easement (Conservation)**

**Requested Action:** Approval of a conservation easement with waiver of advertisement and appraisals

**Transaction Description:** Transaction No 15-11-006  
 ● **Location:** Hamilton County – 11.1+/-acres - 1331 & 1345 Browns Ferry Rd, Chattanooga, TN  
 ● **Owner(s):** Milton A. & Estella Veal  
 ● **Estimated Purchase Price:** Gift  
 ● **Source of Funding:** The Civil War Trust (REM fees) (O)

**Comment:** The Civil War Trust will acquire the property with grant funds and the Tennessee Historical Commission (THC) will hold a conservation easement for the preservation of Battle of Wauhatchie.

Date of Last Transfer: February 1, 1973  
 Purchase Price: Unknown  
 Property Assessor's Value: \$7,600 (0.51 acres)  
 Square Footage Improvements: 576

Date of Last Transfer: January 1, 1957  
 Purchase Price: Unknown  
 Property Assessor's Value: \$353,000 (10.60 acres)  
 Square Footage Improvements: 3,019

**Minutes:** 11/23/2015 Approved a conservation easement with waiver of advertisement and appraisals.

DEPARTMENT OF INTELLECTUAL AND DEVELOPMENTAL DISABILITIES

**Disposal – Lease Amendment**

<b>Requested Action:</b>	<b>Approval of an amendment to the lease</b>
<b>Transaction Description:</b>	Transaction No. 12-05-001
<ul style="list-style-type: none"> <li>● <b>Proposed Amendment</b> <ul style="list-style-type: none"> <li>○ <b>Area / Costs:</b> Clinch, Caney Fork, Cumberland, Stones, Harpeth, Rosewood, Magnolia, Walnut and Cypress Cottages @ \$45,389.97/monthly</li> <li>○ <b>Term:</b> June 15, 2012 - June 30, 2017</li> </ul> </li> <li>● <b>Current Lease</b> <ul style="list-style-type: none"> <li>○ <b>Location:</b> Davidson County – 275 Stewarts Ferry Pike, Nashville, TN</li> <li>○ <b>Tenant:</b> G4S Youth Services, LLC</li> <li>○ <b>Term:</b> June 15, 2012 - June 30, 2016</li> <li>○ <b>Area / Costs:</b> Rosewood, Magnolia, Walnut and Cypress Cottages @ \$20,173.33/monthly</li> </ul> </li> </ul>	
<b>Comment:</b>	Tenant has requested to lease five additional cottages to provide services under a new contract with Department of Children’s Services. The term of the lease is extended for five years as previously approved.
<b>Previous Action:</b>	05/23/2012 Approved disposal by lease with waiver of advertisement and one appraisal, contingent upon approval of DCS contract. 04/20/2015 Approved lease amendment.
<b>Minutes:</b>	11/23/2015 Approved an amendment to the lease.



TENNESSEE WILDLIFE RESOURCES AGENCY

**Disposal – Easement (Utility)**

**Requested Action:**           **Approval of an amendment to the easement**

**Transaction Description:**   Transaction No. 15-05-007

- **Location:**                   Hamilton County - 0.6+/-acres – Cassandra Smith Rd., Chattanooga, TN
- **Grantee:**                     City of Chattanooga
- **Source of Funding:**       City of Chattanooga (REM fees) (O)

**Comment:**                    The City of Chattanooga plans to re-route the existing sewer line around the perimeter of the property to improve access and maintenance due to beaver damage, which has caused ponding. The new location will allow access to repair and maintain sewer lines without disturbing habitat.

Date of Last Transfer:       October 16, 1997  
Original Cost to State:       \$0.00

**Minutes:**                    11/23/2015    Approved an amendment to the easement.

TENNESSEE WILDLIFE RESOURCES AGENCY

**Acquisition – Fee (Purchase)**

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

**Transaction Description:** Transaction No. 15-10-009

- **Location:** Cocke County – 140+/-acres – Holt Town Rd., Newport, TN
- **Owner(s):** Elizabeth R. Taylor & Robert Taylor
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** 15/16 Wetlands Acquisition Fund (25%)  
Wildlife Restoration Fund (75%) (F)

**Comment:** Per TCA 11-14-402, this property is on the wetlands priority list and has been approved for purchase by the Commissioner of the Department of Agriculture and Executive Director of Tennessee Wildlife Resources Agency. The property is contiguous to the Rankin Bottom Wildlife Management Area. No additional management costs are anticipated with this acquisition.

Date of Last Transfer: August 14, 1958  
 Purchase Price: \$1,630  
 Property Assessor's Value: \$122,200  
 Square Footage Improvements: None

**Minutes:** 11/23/2015 Approved obtaining title work, appraisal, survey, and environmental assessment, and to exercise an option to acquire the required interest, not to exceed fair market value, with waiver of advertisement and one appraisal.

TENNESSEE WILDLIFE RESOURCES AGENCY

Acquisition – Fee (Purchase)

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

**Transaction Description:** Transaction No. 15-10-010  

- **Location:** Fayette County – 230+/-acres – (three tracts) Yager Dr., Moscow, TN
- **Owner(s):** Phillip Qualls/Norman Bowen
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** 15/16 Wetlands Acquisition Fund

**Comment:** Per TCA 11-14-402, this property is on the wetlands priority list and has been approved for purchase by the Commissioner of the Department of Agriculture and Executive Director of Tennessee Wildlife Resources Agency. The property is contiguous to the Wolf River Wildlife Management Area. No additional management costs are anticipated with this acquisition.

Date of Last Transfer: November 20, 2014  
Purchase Price: \$885,000  
Property Assessor’s Value: \$585,500 (297.68 acres)  
Square Footage Improvements: 1660

Date of Last Transfer: November 20, 2014  
Purchase Price: \$885,000  
Property Assessor’s Value: \$32,500 (29.32 acres)  
Square Footage Improvements: None

Date of Last Transfer: November 20, 2014  
Purchase Price: \$885,000  
Property Assessor’s Value: \$12,400 (10.0 acres)  
Square Footage Improvements: None

**Minutes:** 11/23/2015 Approved obtaining title work, appraisal, survey, and environmental assessment, and to exercise an option to acquire the required interest, not to exceed fair market value, with waiver of advertisement and one appraisal.

DEPARTMENT OF AGRICULTURE

Disposal – Fee

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

**Transaction Description:** Transaction No. 15-10-007

- **Location:** Fentress County – 12.29+/-acres – Jamestown, TN
- **Estimated Sale Price:** N/A
- **Grantee:** Howard Pennycuff

**Comment:** This will correct a boundary line dispute. The previous survey did not accurately account for the bluff area and included too much acreage in the description to the State.

Date of Last Transfer: June 17,1993  
 Previous Owner: Stearns Enterprises  
 Original Cost to State: \$36,500.00 (265 acres)  
 Square Footage Improvements: None

**Minutes:** 11/23/2015 Approved disposal in fee with waiver of advertisement and appraisals.

DEPARTMENT OF AGRICULTUREDisposal – Fee

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

**Transaction Description:** Transaction No. 15-10-003  
 ● **Location:** Lewis County – 1.0+/-acres – Paul Spears Rd., Summertown, TN  
 ● **Estimated Sale Price:** \$0.00 - Reverter  
 ● **Grantee:** W.H. & Orië Hines

**Comment:** The property was used as a fire tower and is no longer needed for fire control purposes. Per reversionary clause in the deed vesting title to the State, the title is to revert to the original owner once the State no longer uses the property as a fire tower for the purpose described in the deed.

The Tennessee Historical Commission has determined that the disposal of this 50+ year old property does adversely affect this State-owned resource and the agency is exploring alternatives that would mitigate the adverse effect.

Date of Last Transfer: October 16, 1936  
 Previous Owner: W.H. & Orië Hines  
 Original Cost to State: \$0.00  
 Square Footage Improvements: None

**Minutes:** 11/23/2015 Approved disposal in fee with waiver of advertisement and appraisals.

DEPARTMENT OF AGRICULTURE

Disposal – Fee

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

**Transaction Description:** Transaction No. 15-10-002

- **Location:** Hickman County – 1.0+/-acres – Hwy 100 West, Duck River, TN
- **Estimated Sale Price:** \$0.00 - Reverter
- **Grantee:** Hickman Land & Mining Co.

**Comment:** The property was used as a fire tower and is no longer needed for fire control purposes. Per reversionary clause in the deed vesting title to the State, the title is to revert to the original owner once the State no longer uses the property as a fire tower for the purpose described in the deed.

The Tennessee Historical Commission has determined that the disposal of this 50+ year old property does adversely affect this State-owned resource and the agency is exploring alternatives that would mitigate the adverse effect.

Date of Last Transfer: July 19, 1934  
 Previous Owner: Hickman Land & Mining Co.  
 Original Cost to State: \$0.00  
 Square Footage Improvements: None

**Minutes:** 11/23/2015 Approved disposal in fee with waiver of advertisement and appraisals.

Approved:



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