

MINUTES
STATE BUILDING COMMISSION
Executive Subcommittee
October 22, 2015

The State Building Commission Executive Subcommittee met this day at 8:30 a.m. in House Hearing Room 29, Legislative Plaza, Nashville, Tennessee with the following members and Departments present. Secretary Hargett called the meeting to order at 8:35 a.m. and read the following resolution, which was adopted into the record.

**Commission Determination Regarding
Necessity of a Vote without a Physically Present Quorum**

As you are aware, the purpose of this meeting is to consider the items on the agenda for the October meeting of the Executive Sub-Committee of the State Building Commission. Tennessee Code Annotated §8-44-108 provides that if a quorum of members is not physically present at the meeting, other members may be retained for a vote via electronic or other means of communication if certain statutory requirements are met.

A determination has been made that it is necessary that electronic communication be used in this meeting in order to achieve a quorum. This is a necessity based on the following facts and circumstances:

1. The Executive Sub-Committee has regularly scheduled monthly meetings around which agencies and institutions plan certain of their operational actions and a 30 day delay will cause an operational hardship for certain of the agencies and institutions having matters on today's agenda.
2. The Executive Sub-Committee was unable to obtain a quorum by physical or electronic means at its regularly scheduled meeting time for this month, Monday, October 19th. Today's date and time was the only option for obtaining a quorum of any kind in order to have a meeting this month based on polling of the members.
3. The matters on the agenda are time sensitive and there will be operational hardships on several agencies and institutions if the Executive Sub-Committee is unable to render decisions on these matters in October.

Let the minutes reflect that Comptroller Wilson and I are physically present; Treasurer Lillard is participating electronically; and that Commissioner Martin is absent.

Secretary Hargett then requested action on the following matters as presented by State Architect Peter Heimbach.

MEMBERS PRESENT

Tre Hargett, Secretary of State
Justin Wilson, Comptroller of the Treasury
David Lillard, State Treasurer, via teleconference

MEMBERS ABSENT

Larry Martin, Commissioner, Department of Finance and Administration

ORGANIZATION

- Tennessee Board of Regents
- Tennessee Rehabilitation Initiative in Correction (TRICOR)
- Department of General Services
- State Building Commission

PRESENTER

Dick Tracy
David Hart
John Hull
Peter Heimbach

CONSENT AGENDA

Approved the following real property transactions which had been reviewed and recommended for approval by Subcommittee staff. Vote: Aye: Secretary Hargett, Comptroller Wilson, Treasurer Lillard. Nay: None

- A. Agency: University of Tennessee Chattanooga – Hamilton County
Transaction: Acquisition – Fee (Gift)
Provision: Waiver of advertisement and appraisals

- B. Agency: University of Tennessee Chattanooga – Hamilton County
Transaction: Disposal – Lease Amendment

- C. Agency: University of Tennessee Health Science Center – Shelby County
Transaction: Acquisition - Lease

- D. Agency: Department of Environment & Conservation – Warren County
Transaction: Acquisition – Easement (Public Recreation)
Provision: Waiver of advertisement and one appraisal

- E. Agency: Tennessee Wildlife Resources Agency – Fayette County
Transaction: Acquisition – Fee (Third Party)
Provision: Utilize third party with waiver of advertisement one appraisal

- F. Agency: Tennessee Wildlife Resources Agency – Johnson County
Transaction: Acquisition – Fee
Provision: Waiver of advertisement and one appraisal

- G. Agency: Department of Economic & Community Development – Haywood County
Transaction: Disposal – Lease (Crop Farm)
Provision: Waiver of one appraisal

- H. Agency: Department of Economic & Community Development – Haywood County
Transaction: Disposal – Lease (Crop Farm)
Provision: Waiver of one appraisal

- I. Agency: Department of Economic & Community Development – Haywood County
Transaction: Disposal – Lease (Crop Farm)
Provision: Waiver of one appraisal

- J. Agency: Department of Economic & Community Development – Haywood County
Transaction: Disposal – Lease (Crop Farm)
Provision: Waiver of one appraisal

- K. Agency: Department of Economic & Community Development – Haywood County
Transaction: Disposal – Lease (Crop Farm)
Provision: Waiver of one appraisal

- L. Agency: Department of Economic & Community Development – Haywood County
Transaction: Disposal – Lease (Crop Farm)
Provision: Waiver of one appraisal

TENNESSEE BOARD OF REGENTS

Disposal – Fee

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

Transaction Description: Transaction No. 15-09-001
 • **Location:** Austin Peay State University
 Montgomery County – 83.28 x 206 x IRR – 103 Strawberry Alley (or 103 Legion Street) Clarksville, TN
 • **Estimated Sale Price:** Fair Market Value

Comment: APSU recently acquired the Jenkins and Wynne automobile dealership. The property is nearly an 11 acre contiguous expansion for the campus providing approximately 750 new parking spaces, existing facilities to relocate campus services and space for future expansion. The University would not have moved forward with the acquisition of 103 Strawberry Alley had the dealership this property been available at that time.

Date of Last Transfer: September 6, 2013
Previous Owner: Michael B. Biggs
Original Cost to State: \$500,000
Square Footage Improvements: 15,840

Minutes: 10/22/2015 Approved disposal in fee with waiver of one appraisal.
Vote: Aye: Secretary Hargett, Comptroller Wilson, Treasurer Lillard
 Nay: None

TENNESSEE BOARD OF REGENTS

Acquisition – Lease (Space)

Requested Action: Approval of a lease agreement

Transaction Description: Transaction No. 15-00-001

- **Proposed Lease**

- **Location:** Tennessee Board of Regents
Davidson County – One Bridgestone Park, Nashville, Tennessee
- **Landlord:** Des-Tech (TN) Limited Partnership
- **Term:** July 1, 2016 – June 30, 2031
- **Area / Costs:** 42,678 Square Feet
First Year Rent: \$789,543.00 @\$18.50 sf
Average Annual Rent Cost Including
OPEX and estimated escalators: \$789,543.00 @\$21.26 sf

- **Current Lease**

- **Location:** Genesco, Inc.
- **Landlord:** Davidson County – 1415 Murfreesboro Road, Nashville, Tennessee
- **Term:** July 1, 2011 thru June 30, 2016
- **Area / Costs:** 45,912 Square Feet
Annual Contract Rent Incl. Utility &
Janitorial Costs: \$544,171.98 @\$11.85 sf
Total Annual Effective Cost \$544,171.98 @\$11.85 sf

- **Source of Funding:** Operating Funds
- **Procurement Method:** New Lease – Advertisement
- **FRF Rate:** \$18.00 sf

Comment: This lease was procured using an RFP. There were two proposers, but one was disqualified.

Minutes: 10/22/2015 Approved lease agreement.
Vote: Aye: Secretary Hargett, Comptroller Wilson, Treasurer Lillard
 Nay: None

TENNESSEE REHABILITATION INITIATIVE IN CORRECTION (TRICOR)

Acquisition – Lease (Space)

Requested Action: Approval of a lease with waiver of advertisement

Transaction Description: Transaction No. 15-09-911

• **Proposed Lease**

- **Location** Davidson County – 7363 Cockrill Bend, Nashville, TN
- **Landlord** Sprint Logistics
- **Term:** (1 year) November 1, 2015 – October 30, 2016
- **Area / Costs:** 30,000 Square Feet

1 Year Average Contract Rent:	\$162,000.00	@\$5.40/sf
Total Annual Effective Cost	<u>\$162,000.00</u>	<u>@\$5.40/sf</u>

• **Current Lease**

- **Location:** Davidson County – 7363 Cockrill Bend, Nashville, TN
- **Landlord:** Sprint Logistics
- **Term:** (1year) December 1, 2014 – June 30, 2015
- **Area / Costs:** 30,000 Square Feet

1 Year Average Contract Rent:	\$162,000.00	@\$5.40/sf
Total Annual Effective Cost	<u>\$162,000.00</u>	<u>@\$5.40/sf</u>

- **Source of Funding:** TRICOR Operating Funds (A)
- **Procurement Method:** Negotiated
- **FRF Rate:** \$7.00 (Warehouse), for reference

Comment: The current agreement expired on June 30, 2015. The space is adjacent to TRICOR's existing manufacturing and distribution center. The space is unique because of a need to be close to other TRICOR leased space and in close proximity to the prison for security and logistical reasons.

Minutes: 10/22/2015 Approved lease with waiver of advertisement.
Vote: Aye: Secretary Hargett, Comptroller Wilson, Treasurer Lillard
Nay: None

DEPARTMENT OF GENERAL SERVICES

New State Museum, Nashville, Davidson County, Tennessee

Requested Action: Approval to award a contract to the best-evaluated proposer for Construction Manager/General Contractor

Project Title: New State Museum

Project Description: Complete design and construction of new State Museum based upon the functional program and master plan developed by Lord Cultural Resources. All related work is included.

SBC Number: 529/050-01-2015

Total Project Budget: \$160,000,000.00

Current Project Funding: \$121,610,000.00
(if not fully funded)

Source of Funding: \$121,610,000.00 15/16 FRF CurrFunds-CapImprov (A)

Comment: Four proposals were received on September 3, 2015. The Notice of Intent to award was sent on October 6, 2015 naming Turner Construction as the best evaluated proposer. No protests were received during the protest period.

Previous Action: 05/13/2015 SBC Referred to the ESC, with authority to act
05/26/2015 ESC Approved budget, scope & issue RFQ
07/09/2015 SBC Referred to ESC with authority to act
07/20/2015 ESC Revised funding; using CMGC; award to Compass Partners as PMaA
08/24/2015 ESC Approved issuing RFQ for Exhibit Designer
08/24/2015 ESC Selected designer (EOA Architects)
10/13/2015 SBC Referred to ESC with authority to act

Minutes: 10/22/2015 ESC Comptroller Wilson asked if the selection was done by competitive process, and Mr. Hull responded that it was. Subcommittee approved award of contract to Turner Construction as CM/GC.
Vote: Aye: Secretary Hargett, Comptroller Wilson, Treasurer Lillard
Nay: None

DEPARTMENT OF GENERAL SERVICES

New State Museum, Nashville, Davidson County, Tennessee

Requested Action: Approval to award a contract to the best-evaluated proposer for an Exhibit Designer

Project Title: New State Museum

Project Description: Complete design and construction of new State Museum based upon the functional program and master plan developed by Lord Cultural Resources. All related work is included.

SBC Number: 529/050-01-2015

Total Project Budget: \$160,000,000.00

Current Project Funding: \$121,610,000.00
(if not fully funded)

Source of Funding: \$121,610,000.00 15/16 FRF CurrFunds-CapImprov (A)

Comment: Five proposals were received on September 17, 2015. The Notice of Intent to award was sent on October 12, 2015 naming Gallagher & Associates as the best evaluated proposer.

Previous Action: 05/13/2015 SBC Referred to the ESC, with authority to act
05/26/2015 ESC Approved budget, scope & issue RFQ
07/09/2015 SBC Referred to ESC with authority to act
07/20/2015 ESC Revised funding; using CMGC; award to Compass Partners as PMAA
08/24/2015 ESC Approved issuing RFQ for Exhibit Designer
08/24/2015 ESC Selected designer (EOA Architects)

Minutes: 10/22/2015 ESC Approved award of a contract to Gallagher & Associates as Exhibit Designer.
Vote: Aye: Secretary Hargett, Comptroller Wilson, Treasurer Lillard
Nay: None

DEPARTMENT OF GENERAL SERVICES

Report Item:

In accordance with Item 7.01(G) 1 of the *SBC By-laws, Policy & Procedures*, the Office of the State Architect shall post on its website information regarding any lease of property that is not submitted to and approved by the State Building Commission.

10/22/2015: Report acknowledged.

STATE BUILDING COMMISSION

Minutes of Executive Subcommittee Meeting

- 1) Approved the Minutes of the Executive Subcommittee meetings held on September 21 and September 23, 2015. Vote: Aye: Secretary Hargett, Comptroller Wilson, Treasurer Lillard Nay: None

OSA Policy & Procedures

- 1) Report acknowledged of the High Performance Building requirements (HPBr) v.1.0 which will replace the current Sustainable Design Guidelines (SDG) and be a part of OSA policy.

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. Vote: Aye: Secretary Hargett, Comptroller Wilson, Treasurer Lillard Nay: None

- 1) **TWRA – Region 1**
(White Oak WMA - Office Workbase Facility)
Total Project Budget: \$400,000
SBC Project No. 220/017-02-2014
Designer: **BINKLEY GARCIA ARCHITECTURE**

- 4) **Tennessee Technological University**
(Residence Halls Upgrades)
Total Project Budget: \$6,480,000
SBC Project No. 166/011-08-2015
Designer: **MAFFETT LOFTIS ENGINEERING**

- 2) **TWRA – Region 2**
(Facilities ADA Compliance)
Total Project Budget: \$1,000,000
SBC Project No. 220/018-02-2014
Designer: **BINKLEY GARCIA ARCHITECTURE**

Report of designer selection, as delegated to the State Architect, for a “threshold” project

- 3) **TN Fire Service & Codes Enforcement Academy**
(Backup Generator Installation)
Total Project Budget: \$550,000
SBC Project No. 700/001-01-2014
Designer: **SMITH SECKMAN REID**

- 5) **Columbia State Community College**
(Campus Site Improvements)
Total Project Budget: \$490,000
SBC Project No. 166/015-03-2015
Designer: **HIEBERT + BALL LAND DESIGN**

Other Business

There being no other business, the meeting adjourned at 8:45 a.m.

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UNIVERSITY OF TENNESSEEAcquisition – Fee (Gift)

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

Transaction Description: Transaction No. 15-09-016

- **Location:** University of Tennessee – Chattanooga
718 East 8th Street
Chattanooga, TN
- **Owner(s):** Campus Development Foundation, Inc.
- **Estimated Purchase Price:** Gift
- **Source of Funding:** NA

Comment: The University of Tennessee – Chattanooga (UTC) seeks approval to accept a gift of approximately 3.123 +/- acres and an 82,000 +/- square foot facility from the Campus Development Foundation, Inc. The facility is known as the Tommie F. Brown International Academy and is a public magnet school leased to the Hamilton County Board of Education (HCBOE). UTC partners with the HCBOE utilizing a portion of the facility for an accredited learning center. The partnership also allows UTC student teacher interns to experience instructional techniques. This property is in University of Tennessee - Chattanooga's 2012 Master Plan.

Date of Last Transfer: 10/14/2004
Purchase Price: \$0
Property Assessor's Value: NA
Square Footage Improvements: 82,000 gsf

Minutes: 10/22/2015 Approved obtaining title work, survey, and environmental assessment, and to accept as gift the required interest with waiver of advertisement and appraisals.

UNIVERSITY OF TENNESSEE

Disposal - Lease Amendment

Requested Action: Approval of an amendment to the lease

Transaction Description: Transaction No. 15-09-016

- **Proposed Amendment**
 - **Landlord:** University of Tennessee - Chattanooga
- **Current Lease**
 - **Location:** 718 East 8th Street, Chattanooga
 - **Landlord:** Campus Development Foundation, Inc.
 - **Tenant:** Hamilton County Board of Education
 - **Term:** Initial 25 years expire May 8, 2026, with five (5) options to renew for an additional five (5) years each
 - **Area / Costs:** \$1 per year
- **Source of Funding:** N/A

Comment: The University of Tennessee – Chattanooga (UTC) seeks approval to accept a gift of approximately 3.123 +/- acres and an 82,000 +/- square foot facility from the Campus Development Foundation, Inc. The facility is known as the Tommie F. Brown International Academy and is a public magnet school leased to the Hamilton County Board of Education (HCBOE). UTC partners with the HCBOE utilizing a portion of the facility for an accredited learning center. The partnership also allows UTC student teacher interns to experience instructional techniques. The amendment reflects the change in ownership of the property and deletes several provisions that are no longer applicable. HCBOE is responsible for all maintenance, repairs, and operating costs of the facility under the lease agreement.

Minutes: 10/22/2015 Approved an amendment to the lease.

UNIVERSITY OF TENNESSEEAcquisition – Lease

Requested Action: Approval of a lease

Transaction Description: Transaction No. 8500049223

- **Proposed Lease**

- **Location:** UT Health Science Center
Hayden Place Apartments - 298 Acorn Oaks Circle, Chattanooga, TN 37405
- **Landlord:** Hayden Place Properties I, Inc.
- **Term:** October 23, 2015 – October 22, 2020 with one option to extend for five years
- **Area / Costs:** Ten (10) two-bedroom apartment units

Average Annual Contract Rent	\$1,350/unit per mo	\$162,000/year
Estimated Annual Utility Cost	Included	1.85/sf (incl)
Estimated Annual Janitorial Cost	Included	1.10/sf (incl)
Total Annual Effective Cost	\$1,350/unit per mo	\$162,000/year

- **Source of Funding:** Plant (Non-Auxiliary)(A)
- **Procurement Method:** Negotiated (after advertising RFP on June 28/July 5 and August 30/September 6)
- **FRF Rate:** \$18.00/sf (for reference only)

Comment: The University of Tennessee on behalf of its Health Science Center (UTHSC) proposes to lease ten (10) two-bedroom apartments in Chattanooga, TN for use by visiting medical students doing clinical rotations with UT's College of Medicine – Chattanooga. In June 2015, the ESC approved issuing a RFP for lease of the apartments. The RFP has been advertised twice and no acceptable bids were received. The University has since identified apartment units that meet the criteria of the RFP and requests approval to enter into a lease agreement.

Previous Action: 06/22/2015 Approved issuing a Request for Proposal for leasing apartments.

Minutes: 10/22/2015 Approved a lease.

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Acquisition – Easement (Public Recreation)

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. 15-09-009
<ul style="list-style-type: none"> ● Location: ● Owner(s): ● Estimated Purchase Price: ● Term ● Source of Funding: 	Rock Island State Park Warren County – 367+/-acres -- Rock Island, TN Tennessee Valley Authority (TVA) No cost 40 years 15/16 State Lands Acquisition Fund (REM fees) (A)
Comment:	The proposed easement agreement replaces a recently expired agreement to TVA. The agreement is similar to the previous agreement under which TDEC maintains recreational facilities, activities, security and maintenance at Rock Island State Park. TDEC will be evaluating options to sublet a portion of the property to a third party.
Minutes:	10/22/2015 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 (Third Party)

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

Transaction Description: Transaction No. 15-09-007

- Location: Fayette County – 84+/-acres – Good Springs Loop, Somerville, TN
- Owner(s): Dorothy Simington
- Estimated Purchase Price: Fair Market Value
- Source of Funding: 15/16 Wetlands Acquisition Fund (A)
- Third Party: The Conservation Fund
- Third Party Costs: \$6,200

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.

Utilization of the third party is requested because of the need to close more quickly than would be possible under the State process.

The property is contiguous to Wolf River Wildlife Management Area (WRWMA) and will allow access to the Rossville portion of WRWMA. No additional management costs are anticipated with this acquisition.

Date of Last Transfer:	November 29, 2014
Purchase Price:	Unknown
Property Assessor's Value:	\$150,300 (83.71 acres)
Square Footage Improvements:	None

Minutes: 10/22/2015 Approved obtaining title work, appraisal, survey, and environmental assessment; exercise an option to acquire the required interest, not to exceed fair market value; and to utilize third party with waiver of advertisement one appraisal.

TENNESSEE WILDLIFE RESOURCES AGENCY

Acquisition – Fee

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.15-09-008
 ● Location: Johnson County – 21+/-acres – Orchard Rd., Mountain City, TN
 ● Owner(s): The Nature Conservancy
 ● Estimated Purchase Price: Fair Market Value
 ● Source of Funding: 15/16 Wetlands Acquisition Fund (A)

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 Nature Conservancy will sell to the State at a discounted purchase price.

The property is in close proximity to another bog turtle wetland that the agency currently owns. The Orchard Bog tract will allow access and protection of the bog turtle habitat. No additional management costs are anticipated with this acquisition.

Date of Last Transfer: July 3, 1996
 Purchase Price: \$97,751
 Property Assessor's Value: \$305,800 (53.05 acres)
 Square Footage Improvements: 510

Minutes: 10/22/2015 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 ECONOMIC AND COMMUNITY DEVELOPMENT

Disposal – Lease (Crop Farm)

Requested Action: **Approval of disposal by lease with waiver of one appraisal**

Transaction Description: Transaction No. 15-09-900

- **Location:** Haywood County – 510+/-acres – Farm # 1, Brownsville, TN
- **Term:** (1 year) January 1, 2016 – December 31, 2016 with four, one year renewal options.
- **Annual Rent Amount:** \$115,388
- **Tenant** Willie Glass dba Glass Farms

Comment: The property will be used for the limited purpose of growing and harvesting crops. The lease can be terminated by the State if necessary for development of the Memphis Regional Megasite.

The lease procurement was conducted in accordance with the SBC approved form of crop lease request for proposal and the lease is on the approved template form.

Minutes: 10/22/2015 Approved disposal by lease with waiver of one appraisal.

DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT

Disposal – Lease (Crop Farm)

Requested Action: **Approval of disposal by lease with waiver of one appraisal**

Transaction Description: Transaction No. 15-09-901

- **Location:** Haywood County – 480+/-acres – Farm # 2, Brownsville, TN
- **Term:** (1 year) January 1, 2016 – December 31, 2016 with four, one year renewal options.
- **Annual Rent Amount:** \$108,600
- **Tenant** Willie Glass dba Glass Farms

Comment: The property will be used for the limited purpose of growing and harvesting crops. The lease can be terminated by the State if necessary for development of the Memphis Regional Megasite.

The lease procurement was conducted in accordance with the SBC approved form of crop lease request for proposal and the lease is on the approved template form.

Minutes: 10/22/2015 Approved disposal by lease with waiver of one appraisal.

DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT

Disposal – Lease (Crop Farm)

Requested Action: Approval of disposal by lease with waiver of one appraisal

Transaction Description: Transaction No. 15-09-902

- **Location:** Haywood County – 390+/-acres – Farm # 3, Brownsville, TN
- **Term:** (1 year) January 1, 2016 – December 31, 2016 with four, one year renewal options.
- **Annual Rent Amount:** \$88,238
- **Tenant:** Willie Glass dba Glass Farms

Comment: The property will be used for the limited purpose of growing and harvesting crops. The lease can be terminated by the State if necessary for development of the Memphis Regional Megasite.

The lease procurement was conducted in accordance with the SBC approved form of crop lease request for proposal and the lease is on the approved template form.

Minutes: 10/22/2015 Approved disposal by lease with waiver of one appraisal.

DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENTDisposal – Lease (Crop Farm)

Requested Action: Approval of disposal by lease with waiver of one appraisal

Transaction Description: Transaction No. 15-09-903

- **Location:** Haywood County – 470+/-acres – Farm # 4, Brownsville, TN
- **Term:** (1 year) January 1, 2016 – December 31, 2016 with four, one year renewal options.
- **Annual Rent Amount:** \$106,388
- **Tenant:** Willie Glass dba Glass Farms

Comment: The property will be used for the limited purpose of growing and harvesting crops. The lease can be terminated by the State if necessary for development of the Memphis Regional Megasite.

The lease procurement was conducted in accordance with the SBC approved form of crop lease request for proposal and the lease is on the approved template form.

Minutes: 10/22/2015 Approved disposal by lease with waiver of one appraisal.

DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT

Disposal – Lease (Crop Farm)

Requested Action: **Approval of disposal by lease with waiver of one appraisal**

Transaction Description: Transaction No. 15-09-904

- **Location:** Haywood County – 658+/-acres – Farm # 5, Brownsville, TN
- **Term:** (1 year) January 1, 2016 – December 31, 2016 with four, one year renewal options.
- **Annual Rent Amount:** \$148,872
- **Tenant** Willie Glass dba Glass Farms

Comment: The property will be used for the limited purpose of growing and harvesting crops. The lease can be terminated by the State if necessary for development of the Memphis Regional Megasite.

The lease procurement was conducted in accordance with the SBC approved form of crop lease request for proposal and the lease is on the approved template form.

Minutes: 10/22/2015 Approved disposal by lease with waiver of one appraisal.

DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT

Disposal – Lease (Crop Farm)

Requested Action: Approval of disposal by lease with waiver of one appraisal

Transaction Description: Transaction No. 15-09-905

- **Location:** Haywood & Fayette Counties – 872+/-acres – Farm # 6, Brownsville, TN
- **Term:** (1 year) January 1, 2016 – December 31, 2016 with four, one year renewal options.
- **Annual Rent Amount:** \$197,290
- **Tenant** Willie Glass dba Glass Farms

Comment: The property will be used for the limited purpose of growing and harvesting crops. The lease can be terminated by the State if necessary for development of the Memphis Regional Megasite.

The lease procurement was conducted in accordance with the SBC approved form of crop lease request for proposal and the lease is on the approved template form.

Minutes: 10/22/2015 Approved disposal by lease with waiver of one appraisal.

Approved:



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