

**MINUTES**  
STATE BUILDING COMMISSION  
Executive Subcommittee  
September 19, 2016

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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 11:00 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  
David Lillard, State Treasurer  
Justin Wilson, Comptroller of the Treasury

ORGANIZATION

- Tennessee Board of Regents
- State Building Commission

PRESENTER

Dick Tracy  
Peter Heimbach

## CONSENT AGENDA

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

- A. Agency: Tennessee Board of Regents – Montgomery County  
Transaction: Acquisition – Fee (Purchase)  
Provision(s): Waiver of advertisement and one appraisal
  
- B. Agency: Tennessee Board of Regents – Montgomery County  
Transaction: Acquisition – Fee (Purchase)  
Provision(s): Waiver of advertisement and one appraisal
  
- C. Agency: Tennessee Board of Regents – Rutherford County  
Transaction: Disposal – Easement (Utility)  
Provision(s): Waiver of advertisement and one appraisal
  
- D. Agency: Tennessee Board of Regents – Putnam County  
Transaction: Acquisition – Fee (Purchase)  
Provision(s): Waiver of advertisement and one appraisal
  
- E. Agency: Tennessee Board of Regents – Putnam County  
Transaction: Acquisition – Fee (Purchase)  
Provision(s): Waiver of advertisement and one appraisal
  
- F. Agency: Tennessee Board of Regents – Putnam County  
Transaction: Acquisition – Fee (Purchase)  
Provision(s): Waiver of advertisement and one appraisal
  
- G. Agency: Tennessee Board of Regents – Putnam County  
Transaction: Acquisition – Fee (Purchase)  
Provision(s): Waiver of advertisement and one appraisal
  
- H. Agency: Department of Transportation – Shelby County  
Transaction: Disposal – Fee  
Provision(s): Waiver of advertisement and one appraisal
  
- I. Agency: Department of Transportation – Sullivan County  
Transaction: Disposal – Fee  
Provision(s): Waiver of advertisement and one appraisal
  
- J. Agency: Department of Environment & Conservation – Unicoi County  
Transaction: Acquisition – Fee (Purchase)  
Provision(s): Waiver of advertisement and one appraisal

- K. Agency: Department of Environment & Conservation – Unicoi County  
Transaction: Acquisition – Fee (Purchase)  
Provision(s): Waiver of advertisement and one appraisal
- L. Agency: Department of Environment & Conservation – Marion County  
Transaction: Acquisition – Easement (Conservation/Third Party)  
Provision(s): Waiver of advertisement and one appraisal
- M. Agency: Tennessee Wildlife Resources Agency – Roane County  
Transaction: Acquisition – Fee (Third Party)  
Provision(s): Waiver of advertisement and one appraisal
- N. Agency: Tennessee Wildlife Resources Agency – Franklin County  
Transaction: Acquisition – Fee (Third Party)  
Provision(s): Waiver of advertisement and one appraisal
- O. Agency: Tennessee Wildlife Resources Agency – Washington County  
Transaction: Disposal – Fee  
Provision(s): Waiver of advertisement and appraisals

TENNESSEE BOARD OF REGENTS

Tennessee Technological University, Cookeville, Putnam County, Tennessee

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

**Project Title:** Demolition – 42 Church Avenue

**Project Description:** This project provides for the demolition of 42 Church Avenue, Cookeville, Tennessee in accordance with the TTU 2014 Master Plan.

**SBC Number:** 166/011-07-2016

**Total Project Budget:** \$12,500.00

**Source of Funding:** \$12,500.00 Plant Funds (Non-Auxiliary) (A)

**Comment:** The THC has determined that this project will not adversely affect this State-owned resource of 50+ years, and no further action is necessary.

**Minutes:** 09/19/2016 ESC Approved project, budget, scope, funding and source of funding.

TENNESSEE BOARD OF REGENTS

Tennessee Technological University, Cookeville, Putnam County, Tennessee

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

**Project Title:**                Demolition – 501 East 11<sup>th</sup> Street

**Project Description:**        This project provides for the demolition of 501 East 11<sup>th</sup> Street in Cookeville, Tennessee in accordance with the TTU 2014 Master Plan.

**SBC Number:**                166/011-10-2016

**Total Project Budget:**      \$10,000.00

**Source of Funding:**        \$10,000.00                    Plant Funds (Non-Auxiliary) (A)

**Comment:**                    This building is less than 50 years old and does not require THC review.

**Minutes:**                      09/19/2016   ESC    Approved project, budget, scope, funding and source of funding.

TENNESSEE BOARD OF REGENTS

Tennessee Technological University, Cookeville, Putnam County, Tennessee

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

**Project Title:** Demolition – 721 N. Dixie Avenue

**Project Description:** This project provides for the demolition of 721 N. Dixie Avenue, Cookeville, Tennessee in accordance with the TTU 2014 Master Plan.

**SBC Number:** 166/011-08-2016

**Total Project Budget:** \$12,500.00

**Source of Funding:** \$12,500.00 Plant Funds (Non-Auxiliary) (A)

**Comment:** The THC has determined that this project will not adversely affect this State-owned resource of 50+ years, and no further action is necessary.

**Minutes:** 09/19/2016 ESC Approved project, budget, scope, funding and source of funding.

TENNESSEE BOARD OF REGENTS

Tennessee Technological University, Cookeville, Putnam County, Tennessee

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

**Project Title:**                Demolition – 723 N. Dixie Avenue

**Project Description:**        This project provides for the demolition of 723 N. Dixie Avenue, Cookeville, Tennessee in accordance with the TTU 2014 Master Plan.

**SBC Number:**                166/011-09-2016

**Total Project Budget:**      \$12,500.00

**Source of Funding:**        \$12,500.00                    Plant Funds (Non-Auxiliary) (A)

**Comment:**                    The THC has determined that this project will not adversely affect this State-owned resource of 50+ years, and no further action is necessary.

**Minutes:**                      09/19/2016   ESC    Approved project, budget, scope, funding and source of funding.

## STATE BUILDING COMMISSION

### Minutes of Executive Subcommittee Meeting

- 1) Approved the Minutes of the Executive Subcommittee meeting held on August 22, 2016.

### 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>Tennessee Technological University</b><br/>(Parking and Transportation)<br/>Total Project Budget: \$14,250,000<br/>SBC Project No. 166/011-02-2016<br/>Designer: <b>LOSE &amp; ASSOCIATES</b></li><li>2) <b>Motlow State Community College</b><br/>(Rutherford County Teaching Facility)<br/>Total Project Budget: \$27,190,000<br/>SBC Project No. 166/021-01-2016<br/>Designer: <b>TMPARTNERS PLLC</b></li><li>3) <b>Walters State Community College</b><br/>(ADA Updates)<br/>Total Project Budget: \$780,000<br/>SBC Project No. 166/023-01-2016<br/>Designer: <b>SHAW &amp; SHANKS ARCHITECTS</b></li><li>4) <b>University of Tennessee Martin</b><br/>(Elam &amp; Clement Roof Replace/Masonry Repair)<br/>Total Project Budget: \$3,960,000<br/>SBC Project No. 540/011-01-2016<br/>Designer: <b>TLM ASSOCIATES</b></li><li>5) <b>Department of Correction</b><br/>(Sallyports Upgrades Phase 3 – Various Facilities)<br/>Total Project Budget: \$2,500,000<br/>SBC Project No. 140/001-03-2016<br/>Designer: <b>RUFUS JOHNSON ASSOCIATIONS</b></li></ol> | <ol style="list-style-type: none"><li>6) <b>Department of Correction</b><br/>(Engineering Consultant – Statewide)<br/>Maximum Liability: \$100,000<br/>SBC Project No. 140/001-01-2016<br/>Designer: <b>SMITH SECKMAN REID</b></li><li>7) <b>William R. Snodgrass Tennessee Tower</b><br/>(Garage Structural Repairs)<br/>Total Project Budget: \$1,410,000<br/>SBC Project No. 529/079-02-2016<br/>Designer: <b>GOODWYN MILLS CAWOOD</b></li><li>8) <b>Rachel Jackson State Office Building</b><br/>(Interior Renovations – Planning)<br/>Total Project Budget: \$11,340,000<br/>SBC Project No. 529/013-02-2016<br/>Designer: <b>HFR DESIGN</b></li><li>9) <b>RS Gass State Laboratory</b><br/>(Exterior Envelope Repairs)<br/>Total Project Budget: \$1,920,000<br/>SBC Project No. 406/003-02-2016<br/>Designer: <b>KLINE SWINNEY ASSOCIATES</b></li></ol> |
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### Other Business

There being no further business, the meeting adjourned at 11:05 a.m.



TENNESSEE BOARD OF REGENTS

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. 16-08-021

• **Location:**

Austin Peay State University  
Montgomery County – 0.267+/-sf – 312 Home Avenue, Clarksville, TN

• **Owner(s):**

J. Mark and Ricki Holleman

• **Estimated Purchase Price:**

Fair Market Value

• **Source of Funding:**

Plant Funds (Non-Auxiliary) (A)

**Comment:**

Property is in close proximity to the campus and will be used for future campus expansion and as a rental. This property is in APSU's 2013 Master Plan.

Date of Last Transfer: June 26, 1997  
Purchase Price: 0.00  
Property Assessor's Value: 160,000  
Square Footage Improvements: 2,710

**Minutes:**

09/19/2016 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 BOARD OF REGENTS

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. 16-08-022

• **Location:**

Austin Peay State University  
Montgomery County – 0.267+/-sf – 318 Home Avenue, Clarksville, TN

• **Owner(s):**

J. Mark and Ricki Holleman

• **Estimated Purchase Price:**

Fair Market Value

• **Source of Funding:**

Plant Funds (Non-Auxiliary) (A)

**Comment:**

Property is in close proximity to the campus and will be used for future campus expansion. This property is in APSU's 2013 Master Plan.

Date of Last Transfer: January 17, 2001

Purchase Price: 58,200

Property Assessor's Value: 16,000

Square Footage Improvements: N/A

**Minutes:**

09/19/2016 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.

TENNESSE BOARD OF REGENTS

**Disposal – Easement (Utility)**

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

**Transaction Description:** Transaction No. 16-08-012

- **Location:** Middle Tennessee State University  
Rutherford County – 200+/-sf Right-of-Way and Easement – Ewing Boulevard, Murfreesboro, TN
- **Grantee:** Atmos Energy Corporation
- **Estimated Sale Price:** Mutual Benefit
- **Source of Funding:** Atmos Energy Corporation (REM Fees) (O)

**Comment:** This easement will be used for the site of a relocated natural gas regulator. The regulator has to be relocated due to its current location being impacted by the widening of Middle Tennessee Boulevard. The easement will not adversely affect MTSU’s property.

Date of Last Transfer: December 30, 2014  
 Original Cost to State \$1,066.00

**Minutes:** 09/19/2016 Approved disposal by easement with waiver of advertisement and one appraisal.

TENNESSEE BOARD OF REGENTSAcquisition – 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. 16-08-009

- **Location:** Tennessee Technological University  
Putnam County – 0.242+/-acres – 42 Church Avenue, Cookeville, TN
- **Owner(s):** Glynn Smith
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** Plant Funds (Non-Auxiliary) (A)

**Comment:** This property is needed for future campus expansion and is identified in TTU's 2014 Master Plan as a potential off-site acquisition for office space.

Date of Last Transfer:	March 24, 1992
Purchase Price:	\$35,000
Property Assessor's Value:	144,800
Square Footage Improvements:	2,473

**Minutes:** 09/19/2016 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 BOARD OF REGENTS

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. 16-07-007

- **Location:** Tennessee Technological University  
Putnam County – 0.28+/-acres – 501 E 11<sup>th</sup> Street, Cookeville, TN
- **Owner(s):** Mary R. Byrd
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** Plant Funds (Non-Auxiliary) (A)

**Comment:** This property is needed for future campus expansion and is in TTU's 2014 Master Plan.

Date of Last Transfer: April 06, 1981  
 Purchase Price: 0.00  
 Property Assessor's Value: 56,500  
 Square Footage Improvements: 960

**Minutes:** 09/19/2016 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 BOARD OF REGENTSAcquisition – 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. 16-08-010

- **Location:** Tennessee Technological University  
Putnam County – 0.216+/-acres – 721 N. Dixie Avenue, Cookeville, TN
- **Owner(s):** Bryant C. Dunaway
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** Plant Funds (Non-Auxiliary) (A)

**Comment:** This property is needed for future campus expansion and is in TTU's 2014 Master Plan.

Date of Last Transfer: March 07, 2013  
 Purchase Price: \$0.00  
 Property Assessor's Value: 199,700  
 Square Footage Improvements: 2,388

**Minutes:** 09/19/2016 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 BOARD OF REGENTSAcquisition – 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. 16-08-011

- **Location:** Tennessee Technological University  
Putnam County – 0.131+/-acres – 723 N. Dixie Avenue, Cookeville, TN
- **Owner(s):** Robert Lane Steakley
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** Plant Funds (Non-Auxiliary) (A)

**Comment:** This property is needed for future campus expansion and is in TTU's 2014 Master Plan.

Date of Last Transfer: February 20, 1996  
Purchase Price: 0.00  
Property Assessor's Value: 77,300  
Square Footage Improvements: 1,597

**Minutes:** 09/19/2016 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 TRANSPORTATION

Disposal – Fee

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

**Transaction Description:** Transaction No. 16-08-002-DM

- **Location:** Shelby County – 0.244 acres+/-acres – Tillman St./Broad Ave., Memphis, TN
- **Estimated Sale Price:** Fair Market Value
- **Grantee:** MVS Real Estate-Mid Town, LLC

**Comment:** The property was acquired for the construction of I-40 through Memphis. The property is surplus to the department’s needs. The requestor is the sole adjoining landowner and the intent is to assemble property for development.

Date of Last Transfer: 1968 – 1969  
 Previous Owner: Multiple owners  
 Original Cost to State: \$39,733  
 Square Footage Improvements: None

**Minutes:** 09/19/2016 Approved disposal in fee with waiver of advertisement and one appraisal.



DEPARTMENT OF TRANSPORTATION

Disposal – Fee

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

**Transaction Description:** Transaction No. 16-08-001-DM

- **Location:** Sullivan County – 1.26 acres+/-acres – Island Road., Bristol, TN
- **Estimated Sale Price:** Fair Market Value
- **Grantee:** East Tennessee Investments, LLC

**Comment:** The property was acquired for the construction of I-81 and Island Road. The property is surplus to the department’s needs. The requestor is the sole adjoining landowner and the intent is to assemble property for development.

Date of Last Transfer: September 10, 1956  
 Previous Owner: Spahr, Fleenor & Fleenor  
 Original Cost to State: \$30,000  
 Square Footage Improvements: None

**Minutes:** 09/19/2016 Approved disposal in fee with waiver of advertisement and one appraisal.

DEPARTMENT OF ENVIRONMENT & CONSERVATIONAcquisition – 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. 16-08-024

- **Location:** Unicoi County – 18.4+/-acres – Rocky Fork – Erwin, TN
- **Owner(s):** Sheena Nicole Harris
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** 16/17 State Lands Acquisition Fund (A)

**Comment:** Per TCA 67-4-409, this property is on the state lands acquisition priority list and has been approved for purchase by the Commissioner of Environment and Conservation, the Commissioner of Agriculture and the Executive Director of Tennessee Wildlife Resources Agency.

The property is contiguous to Rocky Fork State Park. The acquisition would provide additional parking and a picnic area. No additional management costs are anticipated with this acquisition.

Date of Last Transfer:	July 18, 2016
Purchase Price:	\$50,000
Property Assessor's Value:	\$44,000
Square Footage Improvements:	None

**Minutes:** 09/19/2016 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 ENVIRONMENT & CONSERVATION

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. 16-08-003-DM

- **Location:** Unicoi County – 22.61+/-acres – Rocky Fork, Erwin, TN
- **Owner(s):** Maria P. Saraceno
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** 16/17 State Lands Acquisition Fund (A)

**Comment:** Per TCA 67-4-409, this property is on the state lands acquisition priority list and has been approved for purchase by the Commissioner of Environment and Conservation, the Commissioner of Agriculture and the Executive Director of Tennessee Wildlife Resources Agency.

The property is contiguous to Rocky Fork State Park. No additional management costs are anticipated with this acquisition.

Date of Last Transfer: February 27, 2004  
 Purchase Price: Quit Claim  
 Property Assessor's Value: \$52,700  
 Square Footage Improvements: None

**Minutes:** 09/19/2016 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 ENVIRONMENT & CONSERVATIONAcquisition – Easement (Conservation/Third Party)

**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, and to utilize third party with waiver of advertisement and one appraisal

**Transaction Description:** Transaction No. 16-08-025

- **Location:** Marion County – 1,040+/-acres (3 tracts) – Gizzard Creek, Jasper, TN
- **Owner(s):** George R. Dixon
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** 16/17 State Lands Acquisition Fund (REM fees ) (A)  
Open Space Institute Grant (O)  
Heritage Conservation Fund (O)
- **Third Party** The Conservation Fund (TCF)

**Comment:** Per TCA 67-4-409, this property is on the state lands acquisition priority list and has been approved for purchase by the Commissioner of Environment and Conservation, the Commissioner of Agriculture and the Executive Director of Tennessee Wildlife Resources Agency.

Utilization of the third party is requested to take advantage of a discounted purchase price. No additional third party costs are requested as a part of this transaction.

The property is contiguous to the Grundy Forest State Natural Area. The acquisition will preserve wildlife habitat. No additional management costs are anticipated with this acquisition.

Date of Last Transfer:	March 1, 2011
Purchase Price:	\$0.00
Property Assessor's Value:	\$180,000 (150 acres)
Square Footage Improvements:	None

Date of Last Transfer:	December 20, 2008
Purchase Price:	\$0.00
Property Assessor's Value:	\$958,000 (718.59 acres)
Square Footage Improvements:	None

Date of Last Transfer:	March 1, 2011
Purchase Price:	\$0.00
Property Assessor's Value:	\$185,500 (172.40 acres)
Square Footage Improvements:	None

**Minutes:** 09/19/2016 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, and to utilize third party 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; to exercise an option to acquire the required interest, not to exceed fair market value; and to utilize third party with waiver of advertisement and one appraisal

**Transaction Description:** Transaction No. 16-08-019-MB

- **Location:** Roane County – 20.0+/-acres – Dry Hill Rd., South, Kingston, TN
- **Owner(s):** Mark & Kara Foster
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** Wildlife Restoration Fund (F)  
TWRA Operating Fund (A)
- **Third Party:** The Conservation Fund
- **Third Party Costs:** \$30,075

**Comment:** The property is contiguous to the Mt. Roosevelt Wildlife Management Area. The acquisition will provide conservation of wildlife and recreation for the public. The required 25% match is being provided by The Conservation Fund. No additional management costs are anticipated with this acquisition.

Utilization of the third party is requested because the land cannot be acquired for fair market value by the State directly because of the need to close more quickly than would be possible under the State process and to take advantage of a discounted acquisition cost.

Date of Last Transfer: January 25, 2012  
Purchase Price: \$1,800  
Property Assessor's Value: \$21,600  
Square Footage Improvements: None

**Minutes:** 09/19/2016 Approved obtaining title work, appraisal, survey, and environmental assessment; to exercise an option to acquire the required interest, not to exceed fair market value; and to utilize third party 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; to exercise an option to acquire the required interest, not to exceed fair market value; and to utilize third party with waiver of advertisement and one appraisal

**Transaction Description:** Transaction No. 16-08-020-MB

- **Location:** Franklin County – 1,312+/-acres (2 tracts) – Roe Gap Rd., Winchester, TN
- **Owner(s):** Crystal Jones c/o Joette Carter
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** Wildlife Restoration Fund (F)
- **Third Party:** The Nature Conservancy

**Comment:** The property is contiguous to the Bear Hollow Mountain Wildlife Management Area. The acquisition will provide wildlife preservation and recreation for the public. The required 25% match is being provided by The Conservation Fund through a discount in the purchase price. No additional management costs are anticipated with this acquisition.

Utilization of the third party is requested because the land cannot be acquired for fair market value by the State directly because of the need to close more quickly than would be possible under the State process and to take advantage of a discounted purchase price. No additional third party costs are requested as a part of this transaction.

Date of Last Transfer: December 9, 2014  
 Purchase Price: \$0.00  
 Property Assessor's Value: \$1,447,00 (1,500 acres)  
 Square Footage Improvements: None

Date of Last Transfer: December 9, 2014  
 Purchase Price: \$0.00  
 Property Assessor's Value: \$1,809,700 (1,825.47 acres)  
 Square Footage Improvements: None

**Minutes:** 09/19/2016 Approved obtaining title work, appraisal, survey, and environmental assessment; to exercise an option to acquire the required interest, not to exceed fair market value; and to utilize third party with waiver of advertisement and one appraisal.

TENNESSEE WILDLIFE RESOURCES AGENCY

Disposal – Fee

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

**Transaction Description:** Transaction No. 16-08-008-MB  

- **Location:** Washington County - .207+/-acres – Austin Springs Rd. South, Johnson City, TN
- **Estimated Sale Price:** Fair Market Value

**Comment:** We request approval to waive appraisals and advertisement due to the nature of this property. The land value of this property is fairly low and the condition of the structure located thereon does not serve to improve the value of the property. Further, the configuration of the land does not allow for much of an opportunity for redevelopment. Accordingly, we would request approval to market the property via notifications sent by certified mail to the immediate property owners requesting sealed bids.

The Tennessee Historical Commission has determined that this disposal will not adversely affect this State-owned resource and no further action is necessary.

Date of Last Transfer: August 25, 1965  
Previous Owner: TDOT  
Original Cost to State: Transfer of Jurisdiction  
Square Footage Improvements: 52,272

**Minutes:** 09/19/2016 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